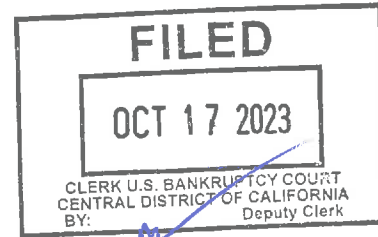


1 TAYYABEH SHAJARIIZADI.
In pro per
2 9453 Charleville Bl.
Beverly Hills, CA 90212
3 Telephone: (310) 550-6333
Email: tilaizadi@yahoo.com

4 TAYYABEH SHAJARIIZADI,
5 an individual, in pro per



6
7 UNITED STATES BANKRUPTCY COURT
8 CENTRAL DISTRICT – LOS ANGELES DIVISION

2:23-bk-10272-BR

9
10 TAYYABEH SHAJARIIZADI, an individual,
11 Plaintiff,

12 v.

13 ELNAZ HOUSHMAND NAGASHAN, also
14 known as ELNAZ HOUSHMAND, an
15 individual, JOHN PRINGLE, SOLELY IN HIS
16 ROLE AS CHAPTER 7 BANKRUPTCY
17 TRUSTEE, ALL PERSONS UNKNOWN
18 CLAIMING ANY LEGAL OR EQUITABLE
19 RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT ADVERSE TO
PLAINTIFF'S TITLE, OR ANY CLOUD
UPON PLAINTIFF'S TITLE THERETO, and
DOES 1-10, inclusive,

20 Defendants.
21

Case No. ~~2:23-BK-10272~~ BR

Chapter 7

Adversary No. TBD

COMPLAINT FOR:

- (1) DECLARATORY RELIEF; and
(2) QUIET TITLE

22 Plaintiff files this complaint for declaratory relief and to quiet title in order to establish that
23 she, Plaintiff, is the legal title and equitable owner of 1624 S. Gramercy Place, Los Angeles, CA
24 90019 (the "Property") and the no other party, including the Debtor nor her Bankruptcy Estate have
25 an interest in the Property.
26
27
28

PARTIES

1. Plaintiff Tayyabeh Shajariizadi ("Shajariizadi" or "Plaintiff") is an individual, residing in the County of Los Angeles, California.
2. Defendant Elnaz Houshmand Naghashan ("Houshmand") is an individual, residing and working in the County of Los Angeles, California. Houshmand is Shajariizadi's daughter.
3. Defendant John Pringle is the Chapter 7 Bankruptcy Trustee and represents the Chapter 7 Bankruptcy Estate of Houshmand.
4. The Defendants named herein as "All persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described in the complaint adverse to Plaintiffs' title, or any cloud upon Plaintiffs' title thereto," are precisely that – unknown persons claiming an interest adverse to Plaintiffs' titles as alleged herein, or asserting a cloud upon Plaintiff's title – and are sued herein pursuant to Code of Civil Procedure 762.060.
5. Plaintiffs are ignorant of the true names and capacities of Defendants sued herein as DOES 1 through 50, and therefore sue those Defendants by such fictitious names. Plaintiffs will amend this Complaint to allege their true names and capacities when ascertained. Plaintiffs are informed and believe that each of the fictitiously named Defendants claim some right, title or interest in the property or matters that are the subject of this Action, or that each of them is legally responsible in some manner for the events, occurrences and obligations alleged in this Complaint.

VENUE

6. Venue is the United States Bankruptcy Court in the Central District where the Defendant Houshmand's Bankruptcy case is pending.
7. The Court has jurisdiction because it is a core proceeding and the claims and debts are associated with this Bankruptcy Case.

FACTS COMMON TO ALL CAUSES OF ACTION

BACKGROUND OF FACTS BETWEEN THE PARTIES

8. The underlying case at issue concerned a dispute between Shahrokh Mokhtarzadeh ("Mokhtarzadeh"), a former attorney for Defendant Houshmand.
9. For a period of time, Mokhtarzadeh represented Houshmand in a marital dissolution in the Los Angeles Superior Court, case no. BD593216, (Elnaz Houshmand Nagashan v. Amir Shahram Makoui) (the "Dissolution Case").
10. In that matter, Mokhtarzadeh represented Houshmand from approximately August 2015 through approximately May 2017.
11. At no time did Houshmand or Mokhtarzadeh ever execute any retainer agreement, nor any document of any kind, memorializing the terms of his representation, including the rate for his fees, his expenses, or terms whatsoever. There was simply an oral agreement between them as to his representation of Houshmand.
12. Additionally, Mokhtarzadeh stated to Houshmand at that time, the commencement of his representation, and numerous times throughout, that he would recover his fees from Houshmand's former husband.
13. Notwithstanding the foregoing, Houshmand and her ex-husband, Amir Shahram Mkoui, paid Mokhtarzadeh approximately one hundred thirty thousand dollars U.S. (\$130,000.00), over the two (2) year period from 2015 through 2017, both via court orders as a result of Request for Orders to recover attorneys' fees from Houshmand's ex-husband, Makoui, and payments made directly by Houshmand to Mokhtarzadeh. Houshmand was then, and is still, employed as a hair stylist, and earned and still earns approximately one thousand dollars U.S. (\$1,300.00) per month, and caring for an autistic child, and could never afford the fees that Mokhtarzadeh was charging for his services. She was able to afford some of these payments due to having received certain proceeds from her ex-husband prior to the dissolution of the marriage. Houshmand specifically stated this to Mohkhtarzadeh at that time, and throughout, and

1 Mokhtarzadeh responded repeatedly that he would pursue the abundance of his fees from her
2 ex-husband Makoui through the court.

3 14. In May 2017, Mokhtarzadeh withdrew from that Dissolution Case, a month before trial. Prior
4 to his withdrawal from that matter, Mokhtarzadeh had filed numerous Requests for Order with
5 the court, and had been granted numerous sums. The total receipts in attorneys' fees, both
6 from direct payments from Houshmand, and court-ordered sums derived from the ex-husband,
7 Makoui, totaled one hundred and eighty-two thousand dollars U.S. (\$182,000.00), of which
8 fifty-two thousand dollars U.S. (\$52,000.00) remained and remains uncollected from the ex-
9 husband. Mokhtarzadeh claimed outstanding attorneys' fees totaling seven hundred and
10 fourteen thousand dollars U.S. (\$714,000.00). On February 8, 2017, Mokhtarzadeh's final
11 Request for Order for Attorneys Fees was heard. That final Request for Order was denied by
12 the court. At that hearing, the court stated its concerns regarding the "size of the attorneys'
13 fees." The court then denied Plaintiff's final Request for Order due to these exorbitant fees,
14 and apparent manufacturing of unnecessary and repetitive filings in that matter. The court's
15 finding is *res judicata* (law of the case), and applied in that action on that very same issue.
16 Plaintiff's further attempts to claim excessive and exorbitant attorneys' fees relating to that
17 original Dissolution Case were barred by that doctrine.

18 15. As background, Houshmand's father, Iraj Houshmand Nagashan ("Iraj" herein), emigrated to
19 the U.S. in mid-2016. In 2017, in an attempt to acquire a real property located at 1624 S.
20 Gramercy Place, Los Angeles, CA 90019 (the "Property"), it was determined that he would
21 require a signatory who was a U.S. citizen in good standing in order to qualify for the necessary
22 loans. Houshmand, his daughter, agreed to sign the requisite loan and trust deed documents.
23 On May 9, 2017, Houshmand executed the real property loans (two (2) loans totaling six
24 hundred and twenty-five thousand dollars U.S. (\$625,000.00)) and the trust deed documents
25 on the Property, and title was placed in her name. Though the Property was purchased in
26 Houshmand's name, all mortgage payments, initial down payments, tax payments, utilities,
27 and any other expenses related to the Property were paid by Iraj. Iraj, additionally,
28 compensated Houshmand by agreeing to pay her rent at her own apartment for a two (2) year

period, with payments totaling up to thirty-five thousand dollars U.S. (\$35,000.00.).

16. As part of their agreement, Iraj, requested that Houshmand form a corporation for the Property, which she did, Le Gramercy, LLC, and on June 1, 2017, via a quit claim, she placed the Property as an asset in that entity.

PROBATE COURT ESTABLISHING PLAINTIFF IS RIGHTFUL OWNER OF PROPERTY

17. On June 24, 2019, Houshmand filed a Quit Claim Deed in order to convey the Property from Le Gramercy, LLC to Iraj per Iraj's request. This was appropriate, as Iraj had, in fact, bore all financial obligations with respect to the Property, and apart from signing the original loan and trust deed documents, Houshmand had not participated in being responsible for the Property in any way. At the time of this transfer there were no legal proceedings by Mokhtarzadeh against Houshmand. (Attached hereto as Exhibit 1, and incorporated herein by reference, is a true and correct copy of a chart created which sets forth payments made by Iraj for the mortgages on Gramercy as long as he could, during Covid, which were taken out of this bank account via automatic payments. The payments stopped after his death. This chart also evidences that Iraj paid Houshmand's rent.) (Also, attached hereto as Exhibit 2, and incorporated herein by reference, is a true and correct copy of Schedule C from Iraj's 2017 and 2018 tax returns which evidence that he paid the property taxes and mortgage on Gramercy.) Also a complete set of Iraj's bank statements have been subpoenaed and sent directly from the bank to the office of the Trustee.

18. When Houshmand's father, Iraj, passed away on October 24, 2019, the Property as one of his principle assets passed into Los Angeles County Probate Court.

19. On September 15, 2021, the Probate Court found that the Property was rightfully to be conveyed to Iraj's surviving spouse, Tayyebah Shajariizadi ("Tayyebah"), as marital community property. (Los Angeles County Probate Court case no. 21STPB02273) (Attached hereto as Exhibit 3, and incorporated herein by reference, is a true and correct copy of Probate Court Spousal Property Order dated September 15, 2021.) (Attached hereto as

1 Exhibit 4, and incorporated herein by reference, are true and correct copies of the title
2 indicating Tayyebbeh as the owner at that time.)

3 20. Tayyebbeh then became the rightful owner of the Property, and retained ownership of the
4 Property title, and she has remained the owner to the present date. Never was the issue of
5 Houshmand's ownership of the Property raised. Houshmand simply retains bare legal title,
6 but not actual title of the Property. In accordance with 11 U.S. code section 541(d), the
7 Property is not an asset of the Bankruptcy Estate:

8 "Property in which the debtor holds, as of the commencement of the case, only legal
9 title and not an equitable interest, such as a mortgage secured by real property, or an
10 interest in such a mortgage, sold by the debtor but as to which the debtor retains legal
11 title to service or supervise the servicing of such mortgage or interest, becomes property
12 of the estate under subsection (a)(1) or (2) of this section only to the extent of the
13 debtor's legal title to such property, but not to the extent of any equitable interest in
14 such property that the debtor does not hold."

15 21. That finding of the Probate court was *res judicata* of the case. Tayyebbeh had been unable to
16 make the required mortgage payments on the Property, and was notified by the bank, Union
17 Bank, that foreclosure proceedings would commence unless these payments in arrears were
18 made, and the account brought current.

19 22. On December 30, 2019, nearly a year after any involvement with the original Post-Dissolution
20 Case, several years after that case was finalized, and nearly half a year after the transfer of the
21 Property, Mokhtarzadeh commenced the legal proceeding against Houshmand for attorneys'
22 fees, claiming open book account, account stated, *quantum meruit*/reasonable value of services
23 provided, breach of contract, and common counts.

24 23. On April 17, 2020, Mokhtarzadeh filed the other legal proceeding, an action claiming
25 fraudulent conveyance relating to the Property.

26 24. Mokhtarzadeh filed a *lis pendens* on the Property on October 1, 2020.

27 25. As set forth herein, there was absolutely no basis for either Mokhtarzadeh's complaint, or the
28 *lis pendens*.

1 26. Mokhtarzadeh filed his claim for fraudulent conveyance on April 17, 2020. Notwithstanding
2 the fact that there was no basis to file such an action, as the Property had no relation to any of
3 the parties with respect to the fee dispute, as well as the fact that the Property was, in fact, in
4 full possession of Houshmand at the time of his improper filing of a fraudulent conveyance
5 claim, as fully set forth herein. Mokhtarzadeh alleged that Houshmand attempted to prevent
6 collection of this debt by fraudulently conveying a real property, the Property, to Iraj, her
7 father, to avoid any potential lien that may be applied to the Property, if no other assets were
8 available to satisfy this debt, notwithstanding the fact that Houshmand transferred the Property
9 almost half a year prior to any legal proceeding by Mokhtarzadeh against Houshmand.

10 27. Houshmand alleges that the transfer of the real property, the Property, to Iraj, was entirely
11 whole and proper, as Houshmand had merely signed the original loan and trust deed
12 documents, as a favor to her father, Iraj, who was not a U.S. citizen or resident, at the time of
13 the original purchase, and she never made any payments relating to that Property, which
14 obligations were borne solely by Iraj. Additionally, she was well compensated by Iraj, by his
15 payment of her rental obligation at her apartment for a period of two (2) years and up to thirty-
16 five thousand dollars U.S. (\$35,000.00). Finally, at the time of that transfer, Mokhtarzadeh
17 had no reason to believe any actions for recovery of any debt were forthcoming, as this was long
18 before any actions by Mokhtarzadeh commenced. Therefore, it was wholly just and proper
19 that Houshmand transferred the Property to her father.

20 28. In order to establish a claim for fraudulent conveyance, Mokhtarzadeh had to establish all of
21 the following:

22 (a) That Mokhtarzadeh had a right to payment from Houshmand;

23 (b) That Houshmand transferred property/incurred an obligation to another party;

24 **(c) That Houshmand did not receive a reasonably equivalent value in exchange for the
transfer/obligation:**

25 **(d) That Mokhtarzadeh's right to payment from Houshmand arose before Houshmand
transferred property/incurred an obligation;**

26 (e) That Houshmand was insolvent at that time or became insolvent as a result of the transfer
27 or obligation;
28

- (f) That Mokhtarzadeh was harmed; and
(g) That Houshmand's conduct was a substantial factor in causing Mokhtarzadeh harm.
California Civ. Code section 3439.05.

29. Fraudulent conveyance is a variety of Constructive Fraud. There are two forms of constructive fraud under the Uniform Voidable Transactions Act. Civil Code section 3439.04 provides that a transfer is fraudulent if the debtor **did not receive reasonably equivalent consideration and either** "(1) Was engaged or about to engage in a business or a transaction for which the remaining assets of the debtor were unreasonably small in relation to the business or transaction; or (2) **Intended to incur, or believed or reasonably should have believed that he or she would incur, debts beyond his or her ability to pay as they became due.**" (*Mejia v. Reed* (2003) 31 Cal.4th 657, 669-670 [3 Cal.Rptr.3d 390, 74 P.3d 166].)

30. Mokhtarzadeh recorded the *lis pendens* on the Property without any basis, as a method of prejudgment attachment without having to meet the requirements of Code of Civil Procedure sections 483.010, et seq. Mokhtarzadeh's Complaint did not contain a real property claim. The only claim Mokhtarzadeh had presented to the Court was the improper fraudulent conveyance claim. A claim that seeks an interest in real property merely for the purpose of securing a money damage judgment does not support the recording of a *lis pendens*. *Campbell v. Superior Court* (2005) 132 Cal.App.4th 904, 912; *Urez Corp. v. Superior Court* (2nd App. Dist., 1987) 190 Cal.App.3d 1141, 1149:

"A *lis pendens* may be filed by any party in an action who asserts a 'real property claim.' (Code of Civ. Proc. § 405.20.) [Footnote omitted.] Section 405.4 defines a "'Real property claim'" as 'the cause or causes of action in a pleading which would, if meritorious, affect . . . title to, or the right to possession of, specific real property. . . .'

'If the pleading filed by the claimant does not properly plead a real property claim, the *lis pendens* must be expunged upon motion under CCP 405.31.' [Citation.]

"Section 405.30 allows the property owner to remove an improperly recorded *lis pendens* by bringing a motion to expunge. There are several statutory bases for

expungement of a *lis pendens*, including [that the] claimant's pleadings, on which the *lis pendens* is based, do not contain a real property claim. (See § 405.31.) [Footnote omitted.] Unlike most other motions, when a motion to expunge is brought, the burden is on the party opposing the motion to show the existence of a real property claim. (See § 405.30.)"

The *Kirkeby* court also discussed the law governing a trial court's determination of a motion to expunge under section 405.31 and the standard of review applicable on appeal:

"Section 405.31 provides: 'In proceedings under this chapter, the court shall order the notice expunged if the court finds that the pleading on which the notice is based does not contain a real property claim.' In making this determination, the court must engage in a demurrer-like analysis. 'Rather than analyzing whether the pleading states any claim at all, as on a general demurrer, the court must undertake the more limited analysis of whether the pleading states a real property claim.' [Citation.] Review 'involves only a review of the adequacy of the pleading and normally should not involve evidence from either side, other than possibly that which may be judicially noticed as on a demurrer.' [Citation.] Therefore, review of an expungement order under section 405.31 is limited to whether a real property claim has been properly pled by the claimant. [Citation.]" (*Kirkeby*, *supra*, 33 Cal.4th at pp. 647-648, 15 Cal.Rptr.3d 805, 93 P.3d 395." (Emphasis added.)

31. Mokhrarzadeh's claim did not specifically set forth any claim referencing the Property. There is, therefore, no basis for a fraudulent conveyance claim, or a *lis pendens* thereon.

32. Finally, the Probate Court's finding that Tayyebah was sole owner of the Property was *res judicata* of the case.

33. As a result of the Covid pandemic and Iraj's death on October 24, 2019, the mortgages on the Property had not been paid and Houshmand and Shajariizadi received a Default Notice and Notice of Intent to Foreclose and letter informing Houshmand and Shajariizadi that the mortgage on the Property was seriously delinquent. (Attached hereto as Exhibit 5, and incorporated herein by reference, are true and correct copies of the Default Notice and Notice

of Intent to Foreclose and letter from bank.)

34. As of October 14, 2023, the mortgage was delinquent in the amount of \$255,000.00.

35. Houshmand received these notices because her name was on both loans, and these delinquencies had destroyed her credit rating.

36. As a result of the delinquent mortgage payments in the amount of well over \$255,000.

Tayyebbeh, who was and still is the legal owner of Gramercy, decided to sell the property.

37. As a result of the attempted sale, the real estate company discovered that Mokhtarzadeh, on October 1, 2020, recorded a *lis pendens* on Gramercy.

38. Due to the improper *lis pendens*, the Property was encumbered, and the sale could not proceed, on behalf of the current owner, Shajariizadi.

39. On June 8, 2022, Shajariizadi signed a quitclaim to convey the Property back, in bare legal title only, so that Houshmand could effectuate a loan modification through the bank. (Attached hereto as Exhibit 5, and incorporated herein by reference, is a true and correct copy of that Quit Claim dated June 8, 2022 and Exhibit 6, is a true email from union bank request for the title property to be transferred from Shajariizadi to Houshmand to be qualified for loan modification)

BANKRUPTCY CASE

40. Houshmand filed for Chapter 7 Bankruptcy (2:23-bk-10272-BR).

41. Houshmand, in her amended schedules, disclosed that she (Houshmand) holds no interest in the Gramercy Property, only bare legal title.

42. The Bankruptcy Court found that Houshmand cannot claim an exemption on the Property since she does not own the Property.

43. This Complaint is filed to remove Defendant Houshmand's name off of title since she has absolutely no interest in the Property.

44. This Complaint is filed to remove the Property from the Bankruptcy Estate since it does not belong to Defendant Houshmand and therefore not her Bankruptcy Estate either.

45. This Complaint seeks to quiet title and remove Defendant Houshmand and any cloud on title.

FIRST CAUSE OF ACTION

(Declaratory Relief As to All Defendants)

46. Plaintiff incorporates paragraphs 1 through 45, as though fully set forth herein.

47. Plaintiff alleges that the Property at issue is, in fact, owned in equity and by title by Plaintiff, and not by Defendant Houshmand, who only has bare legal title.

48. Plaintiff requests this Court declare, in accordance with 11 U.S. Code section 541(d), that Plaintiff is the rightful owner of the Property, and that the Property is not an asset of the Houshmand Chapter 7 Bankruptcy Estate.

SECOND CAUSE OF ACTION

(Quiet Title As to All Defendants)

49. Plaintiff incorporates paragraphs 1 through 48, as though fully set forth herein.

50. Defendants, Houshmand, and Chapter 7 Bankruptcy Trustee, and creditors, in the Bankruptcy Estate, Mokhtarzadeh, claim some right, title, or interest adverse to Plaintiff, as described herein, based on invalid ownership of the Property by Houshmand.

51. These adverse claims are without any basis in right, and are invalid, as set forth herein.

52. Plaintiff wishes a judgment quieting their title to the subject Property, as set forth herein, as of the date of this Complaint.

PRAYER FOR RELIEF

First Cause of Action (Declaratory Relief)

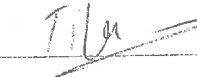
1. A Judgment that Plaintiff is the rightful owner of the Property, and that the Property is not an asset of the Houshmand Chapter 7 Bankruptcy Estate.

2. A Judgment that Defendant Houshmand has no interest in the Property and neither does her Bankruptcy Estate.

Second Cause of Action (Quiet Title)

1. A judgment quieting Houshmand's and any other creditor's title to the subject Property, as of the date of this Complaint.
2. A judgment that Plaintiff is the rightful and sole owner of the Property.
3. A judgment removing all other cloud on title and removing the Property from the Bankruptcy Estate.

Dated: October 13, 2023



Tayyabeh Shajariizadi, in pro per

EXHIBIT 1

Tracing Chart of Payments for Down Payment, Payments of Mortgage and Rent

See Exhibit 1

Down payment Paid by Iraj Houshmand from Us Bank on May 3rd, 2017 in the amount of \$72483.67

Exhibit2

Sep 14, 2017 electronic withdrawal \$4,369 for first mortgage payment

Sep 14, 2017 electronic withdrawal \$3,228.50 paid for 2 months, second mortgage payment

Exhibit3

October 2nd, 2017 electronic withdrawal \$4,369.70 for first mortgage payment

October 16, 2017 electronic withdrawal \$1,574.88 for second Mortgage

Exhibit 4

Nov 1, 2017 electronic withdrawal \$4,369.70 for first mortgage payment

Sep 15, 2017 electronic withdrawal \$1,574.88 for Second mortgage payment

Exhibit 5

Dec 1, 2017 electronic withdrawal \$4,369 for first mortgage payment

Exhibit 6

Dec 15, 2017 electronic withdrawal \$1,574.88 for Second mortgage payment

Exhibit 7

Jan 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Jan 16, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 8

Feb 1, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Feb 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 9

March 1, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

March 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 10

April 5, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

April 16, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 11

May 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

May 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12

Jun 4, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Jun 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-1

Aug 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Aug 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-2

Sep 5, 2018 electronic withdrawal \$4,378.95 for first mortgage payment

Exhibit 12-3

Nov 2, 2018 electronic withdrawal \$4,378.95 for first mortgage payment

Nov 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-4

May 1, 2019 electronic withdrawal \$5043.65 for first mortgage payment

May 13, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Same facts until march of 2020 when pandemic hit and there were no funds in the account

Exhibit 13

Loan history

Exhibit 14

Pages 1-4 shows all the checks Iraj Houshmand paid for Elnaz's rent. Based on the agreement on Feb 04, 2017



P.O. Box 1809
Saint Paul, Minnesota 55101-0809
4650 TRN 7 5101

Uni-Statement

Account Number:

Statement Period:

Apr 22, 2017

through

May 19, 2017

Page 1 of 1

00007064 01 SEP 10648104 1809043 E
IRAJ HOUSHMAND NADIRI SHADI
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212 3017

To Contact U.S. Bank
By Phone: 1-800-U.S. BANKS
(1-800-872-2657)

Telecommunications Device
for the Deaf: 1-800-895-5065

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Important changes are coming to your Online and Mobile Financial Services Agreement. Review the changes being made by clicking on the banner on your My Accounts page in Online Banking to learn more.

EASY CHECKING

U.S. Bank National Association

Member FDIC
Account Number: 2718

Account Summary

Beginning Balance on Apr 22	\$	104,389.22	Number of Days in Statement Period	28
Deposits / Credits		9,477.55	Average Account Balance	\$ 71,643.91
Other Withdrawals		72,483.67		
Checks Paid		6,000.00		
Ending Balance on May 19, 2017	\$	45,383.20		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Apr 25	Deposit	8358727230	\$
May 2	Deposit	8358656396	\$
May 8	Deposit	8150852942	\$
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 3	Wire Transfer Fee	0300004977	\$ 30.00
May 3	Wire Debit REF00621 BNF=ESCROW WORLD, INC.	COMMONWEALTH BS BK 170503035520 1055 WILSHIRE BLVD, SUIT	72,483.67
Total Other Withdrawals			\$ 72,483.67

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0158	May 18	8953174543	\$ 6,000.00
Conventional Checks Paid (1)			\$ 6,000.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Apr 25	114,317.22	May 3	43,426.55	May 18	40,383.20
May 2	115,910.22	May 8	46,383.20		

Balances only appear for days reflecting change

Exhibit 1



P.O. Box 1300
Saint Paul, Minnesota 55101-0000

4550 TRN S 2 ST01

Uni-Statement

Account Number:

Statement Period:

Aug 22, 2017

through

Sep 22, 2017

Page 1 of 2



000108245 01 SP 106481234513354 E

IRAJ HOUSHMAND NAGHSHAN

9453 CHARLEVILLE BLVD

BEVERLY HILLS CA 90212 3017



To Contact U.S. Bank

By Phone:

1-800-US BANKS

(1-800-972-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Effective November 13, 2017, "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure include a number of updates and may affect your rights. As of Nov. 13, you may pick up copies at your local branch, view copies at usbank.com or call 1-800-US BANKS (1-800-972-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made in "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number [REDACTED]-2718

Account Summary

Beginning Balance on Aug 22	\$	26,448.43	Annual Percentage Yield Earned	0.01094%
Deposits / Credits		54,800.39	Interest Earned this Period	\$ 0.39
Other Withdrawals		8,930.78	Interest Paid this Year	\$ 2.26
Checks Paid		25,000.00	Number of Days in Statement Period	32
Ending Balance on Sep 22, 2017	\$	47,319.04		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Sep 6	Electronic Deposit From CALHOUN CONNECT		\$ 4,800.00
	REF=172490067899010100		
	SENDER: 3941687665		
Sep 8	Deposit	9257273270	50,000.00
Sep 22	Interest Paid	2200000946	0.39
Total Deposits / Credits			\$ 54,800.39

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Sep 14	Electronic Withdrawal To Georgia Banking		\$ 3,228.50
	REF=172560157374760N00		
	1582657835GBC Loans 1954500		
Sep 14	Electronic Withdrawal To MORTGAGE PYMT -		\$ 4,369.70
	1362435132DOVENMUHL1444213857		
Total Other Withdrawals			\$ 8,930.78

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0145	Sep 18	8050651538	10,000.00	0153	Sep 19	8356917207	5,909.00
0150	Sep 18	8057549736	4,100.00	0154	Sep 7	8556612813	800.00
0152	Sep 6	8857895296	2,000.00	0155	Sep 20	8656140872	2,200.00

*Gap in check sequence

Conventional Checks Paid (6)

\$ 25,000.00

Exhibit 2



P.O. Box 1800
Saint Paul, Minnesota 55116-1800
1550 TRN 0 0 0000

Uni-Statement

Account Number

Statement Period:

Sep 23, 2017

through

Oct 23, 2017

Page 1 of 2

060187725 01 SEP 156481271302623 E
124 J HOUSHMAND NAGHASHAN
9451 CHARLEVILLE BLVD
BEVERLY HILLS CA 90210 0017



To Contact U.S. Bank

By Phone:

1-800-US BANKS

(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Effective November 13, 2017, "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure include a number of updates and may affect your rights. As of Nov. 13, you may pick up copies at your local branch, view copies at usbank.com, or call 1-800-USBANKS (1-800-872-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made to "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC
Account Number 2718

Account Summary

Beginning Balance on Sep 23	\$	47,319.04	Annual Percentage Yield Earned	0.00982%
Deposits / Credits		4,300.32	Interest Earned this Period	\$ 0.32
Other Withdrawals		12,730.61	Interest Paid this Year	\$ 2.58
Checks Paid		19,500.00	Number of Days in Statement Period	31
Ending Balance on Oct 23, 2017	\$	19,888.75		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Sep 28	Electronic Deposit From CALHOUN CONNECT		\$ 4,300.00
	REF=170710034146020N00		
Oct 23	Interest Paid	2300001222	0.32
Total Deposits / Credits			\$ 4,300.32

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Oct 2	Electronic Withdrawal From MORTGAGE PYMT -		\$ 1,369.70
	REF=172720037795530N00 DOVENMUEHL1362435132		
Oct 18	Electronic Withdrawal From Georgia Banking		1,574.88
	REF=172060134221030N00 Mtn Pmt 061019975		
Total Other Withdrawals			\$ 12,730.61

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0151	Oct 10	8357223385	15,000.00	0159	Oct 10	8451526320	400.00
0158*	Oct 18	8655232200	4,100.00				
* Gap in check sequence				Conventional Checks Paid (3)			\$ 19,500.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Sep 28	\$2,119.04	Oct 2	47,749.34	Oct 10	32,316.34

EXHIBIT 3



P.O. Box 1800
Saint Paul, Minnesota 55101-0800
4850 TRN 0 X \$701

Uni-Statement
Account Number

Statement Period:
Oct 24, 2017
through
Nov 21, 2017

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000095416 01 SP 106491317205903 E
IRAJ HOUSHMAND NAGHSHAN
2452 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-0017

To Contact U.S. Bank
By Phone: 1-800-US BANKS
(1-800-372-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Changes effective now for cash transactions

At U.S. Bank we are committed to doing our part to deter criminal activities related to money laundering. We are enhancing our level of security on cash transactions in order to meet regulatory guidelines. To comply with these requirements, we need to clearly identify all individuals making cash transactions at our branches.

Because of this requirement, we will require additional information from individuals who make cash transactions at the branch. Individuals who are not U.S. Bank accountholders will also be required to provide additional information, including individuals who present or receive cash on behalf of a business.

What may be required for a cash transaction? This additional information includes: full name, address, date of birth, Taxpayer Identification Number (for the individual), occupation and photo identification (driver's license or government issued ID). Once the necessary information is established in our system, only photo identification will be required for subsequent cash transactions. Please be ready to provide this information when asked. More information on these changes is available at www.usbank.com/cashtransactions. Thank you for your assistance.

U.S. BANK PLATINUM CHECKING

Member FDIC

U.S. Bank National Association

Account Number: 10350203-2718

Account Summary

Beginning Balance on Oct 24	\$	Annual Percentage Yield Earned	0.00986%
Deposits / Credits		Interest Earned this Period	\$ 0.15
Other Withdrawals	7,356.76	Interest Paid this Year	\$ 2.73
Ending Balance on Nov 21, 2017	\$ 17,322.14	Number of Days in Statement Period	28

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Nov 3	Electronic Deposit REF=173080112406720N00	From CALNOUN CONNECT SENDER	\$
Nov 21	Interest Paid	2100000845	0.15
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Nov 1	Electronic Withdrawal REF=173010069772820N00	From MORTGAGE PYMT PYMTENH11062435130	\$ 4,369.70
Nov 15	Electronic Withdrawal REF=173180094760630N00	From Georgia Banking Mtg Pmt 061019975	1,574.88
Total Other Withdrawals			\$ 7,356.76

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Nov 1	15,519.05	Nov 3	20,319.05	Nov 10	20,294.05

EXhibit 4



U.S. Bank
Bank Park, Charlotte, NC 28202

4550 TYP

Uni-Statement

Account Number

Statement Period

Nov 22, 2017

through

Dec 21, 2017

Page 1 of 2



000125190 01 SP 106491356525445 E

RAJ HOUSSAMANI HACHASIRI

3453 CHARLEVILLE BLVD

BEVERLY HILLS CA 90212-1017



To Contact U.S. Bank

By Phone:

1-800-US BANKS

(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Changes effective now for cash transactions

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Protecting your accounts is our highest priority. We have many safeguards in place to help ensure your accounts are secure. One of these is to close long-term inactive cards. If your U.S. Bank Visa Debit or ATM Card has not been used within the last 12 months, it may be closed. You will be notified at a later date in the event that your card will be closed. Please call us with any questions at 800-USBANKS (800-872-2657).

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number ██████████-2718

Account Summary

Beginning Balance on Nov 22	\$	17,322.14	Annual Percentage Yield Earned	0.00972%
Deposits / Credits		4,800.09	Interest Earned this Period	\$ 0.09
Other Withdrawals		7,101.05	Interest Paid this Year	\$ 2.82
Checks Paid		4,900.00	Number of Days in Statement Period	30
Ending Balance on Dec 21, 2017	\$	6,821.18		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Nov 6	Electronic Deposit From CALHOUN CONNECT	5	4,800.00
	REF=173590112529380N30 SENDER: S9416A7565		
Dec 21	Interest Paid	2100000853	0.09
	Total Deposits / Credits	\$	4,800.09

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Dec 1	Electronic Withdrawal From MORTGAGE PYMT	5	4,369.70
	REF=173340040377430N00 DOVENAUFEN 13-2425132		

Exhibit 5



IRAJ HOUSHMAND NAHASHAN
8402 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-0017

Uni-Statement

Account Number: _____

Statement Period:

Nov 22, 2017

through

Dec 21, 2017

Page 2 of 2

U.S. BANK PLATINUM CHECKING

(CONTINUED)

U.S. Bank National Association

Account Number [REDACTED] 2718

Other Withdrawals (continued)

Date	Description of Transaction	Ref Number	Amount
Dec 15	Electronic Withdrawal	From Georgia Banking	1,574.38
	REF=173450056519530100	Mig Pmt 061019575	

Total Other Withdrawals \$ 7,101.05-

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0102	Nov 27	8056442750	4,100.00

Conventional Checks Paid (2) \$ 8,200.00-

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Nov 27	13,222.14	Dec 6	13,652.44	Dec 15	6,921.09
Dec 1	8,852.44	Dec 11	9,513.44	Dec 21	6,621.18

Balances only appear for days reflecting change.

EXH. 616



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

1600 TRN 5 X 5701

Uni-Statement

Account Number:

18

Statement Period:

Dec 22, 2017

through

Jan 23, 2018

Page 1 of 2



000137720 01 5P 100401418145128 E

IRAJ HOUSHMAND NAQHASHAN

9453 CHARLEVILLE BLVD

BEVERLY HILLS CA 90212-0017



To Contact U.S. Bank

By Phone:

1-800-US BANKS

(1-800-972-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Protecting your accounts is our highest priority. We have many safeguards in place to help ensure your accounts are secure. One of these is to close long-term inactive cards. If your U.S. Bank Visa Debit or ATM Card has not been used within the last 12 months, it may be closed. You will be notified at a later date in the event that your card will be closed. Please call us with any questions at 800-USBANKS (800-872-2657).

Effective February 12, 2018 we are making a change to provide more timely information for our customers. If a transaction causes an overdraft, any Overdraft Paid Fee(s) or Overdraft Returned Fee(s) will now show on the account by 8 AM CT under normal circumstances rather than mid-day. This change will allow you to see the impact of fees on your available balance earlier in the day. For terms and conditions regarding overdrafts, please refer to the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number: 2718

Account Summary

Beginning Balance on Dec 22	\$	6,821.15	Annual Percentage Yield Earned	0.00984%
Deposits / Credits		8,800.05	Interest Earned this Period	\$ 0.05
Other Withdrawals		6,421.21	Interest Paid this Year	\$ 0.05
Checks Paid		7,600.00	Number of Days in Statement Period	33
Ending Balance on Jan 23, 2018	\$	1,600.02		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Jan 3	Electronic Deposit		\$
	REF=160030046584590N00		
Jan 8	Deposit	8150223702	4,000.00
Jan 23	Interest Paid	2300000893	0.05
Total Deposits / Credits			\$ 8,800.05

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Jan 2	Electronic Withdrawal		4,359.70
	REF=173530079574370N00		
	From MORTGAGE PYMT - DOVENMUEHL1362435132		
Jan 16	Electronic Withdrawal		1,574.88
	REF=160120070224380N00		
	From Georgia Banking Mtg Pmt 081018975		
Total Other Withdrawals			\$ 6,421.21

Checks Presented Conventionally

Check	Date	Ref Number	Amount
3195	Jan 16	8308716722	4,100.00
Conventional Checks Paid (2)			\$

(Exhibit 7)



P.O. Box 1000
Sunnyvale, California 95014-0000

4080 TEL

ST01



000103107 01 SP 106431400674055 C
IRAJ HOSSEINI NACHARHAN
9455 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-0017

Uni-Statement

Account Number

18

Statement Period:

Jan 24, 2018

through

Feb 22, 2018

Page 1 of 2

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Important changes are coming to your Online and Mobile Financial Services Agreement. Review the changes being made by clicking on the banner on your My Accounts page in Online Banking to learn more.

Effective February 12, 2018 we are making a change to provide more timely information for our customers. If a transaction causes an overdraft, any Overdraft Paid Fee(s) or Overdraft Returned Fee(s) will now show on the account by 6 AM CT under normal circumstances rather than midday. This change will allow you to see the impact of fees on your available balance earlier in the day. For terms and conditions regarding overdrafts, please refer to the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number 2718

Account Summary

Beginning Balance on Jan 24

Deposits / Credits

Other Withdrawals

Checks Paid

Annual Percentage Yield Earned

Interest Earned this Period

Interest Paid this Year

Number of Days in Statement Period

0.00507%

0.04

0.09

30

Ending Balance on Feb 22, 2018 \$

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Jan 30	Mobile Banking Transfer		\$
Feb 6	Electronic Deposit		
	REF=180360136494090N00		
Feb 6	Electronic Deposit		
	REF=180360136494100N00		
Feb 9	Electronic Deposit		
	REF=180390024940620N00		
Feb 22	Interest Paid	2200000782	0.04
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Feb 1	Electronic Withdrawal	From MORTGAGE PYMT -	\$
	REF=180310049441300N00	DOVENMUEHL1362435132	4,369.70-
Feb 15	Electronic Withdrawal	From Georgia Banking	1,574.88-
	REF=180450104726050N00	Mig Pmt 061013975	
Feb 22	Monthly Maintenance Fee		17.95-
Total Other Withdrawals			\$ 5,975.52-

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0186	Feb 22	8953558359	3,722.00

Exhibit 8



IRAJ HOUSHMAND NAGHSHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-0017

Uni-Statement

Account Number: [REDACTED] '18

Statement Period:
Feb 23, 2018
through
Mar 21, 2018

Page 2 of 2

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

FDIC
Account Number: [REDACTED] 2718

Account Summary

Beginning Balance on Feb 23	\$	5,002.54	Annual Percentage Yield Earned	0.00999%
Deposits / Credits		35,000.07	Interest Earned this Period	\$ 0.07
Other Withdrawals		6,025.48	Interest Paid this Year	\$ 0.16
Checks Paid		7,000.00	Number of Days in Statement Period	27
Ending Balance on Mar 21, 2018	\$	26,977.13		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Mar 15	Deposit		\$
Mar 15	Wire Transfer		
Mar 21	Interest Paid		
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Mar 1	Electronic Withdrawal From MORTGAGE PYMT - DOVENMUEHL 1362445132 REF=180590116407160N00		\$ 4,369.70
Mar 15	Wire Transfer Fee	1500501934	
Mar 15	Electronic Withdrawal From Georgia Banking Mtg Pmt 061019972 REF=180730094391190N00		\$ 1,574.89
Total Other Withdrawals			\$ 6,025.48

Checks Presented Conventionally

Check	Date	Ref Number	Amount
6500			
Conventional Checks Paid (1)			\$ 7,000.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Mar 1	632.84	Mar 15		Mar 21	
Mar 12	589.89	Mar 19			

Balances only appear for days reflecting change.

Exhibit 9



IRAJ HOUSHMAND NAGHSHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3017

Uni-Statement

Account Number
18

Statement Period:

Mar 22, 2018
through
Apr 20, 2018

Page 2 of 2

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC
Account Number 2718

Account Summary

Beginning Balance on Mar 22	\$	26,977.13	Annual Percentage Yield Earned	0.00975%
Deposits / Credits		8,239.27	Interest Earned this Period	\$ 0.17
Other Withdrawals		5,944.58	Interest Paid this Year	\$ 0.23
Checks Paid		16,350.00	Number of Days in Statement Period	30
Ending Balance on Apr 20, 2018	\$	12,915.82		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Mar 29	Electronic Deposit		\$
	REF=160980052631530N00		
Apr 5	Deposit		
Apr 20	Interest Paid		
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Apr 5	Electronic Withdrawal	From UNION BANK	\$ 4,369.70
	REF=160940104630710N00	ACH 9941234986	
Apr 16	Electronic Withdrawal	From Georgia Banking	1,574.88
	REF=161030097947590N00	Mig Pmt 001019375	
Total Other Withdrawals			\$ 5,944.58

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0199	Mar 22	8952983755	4,175.00	0202	Apr 20	9254298701	4,175.00
0201*	Apr 5	8958042911	8,000.00				
* Gap in check sequence				Conventional Checks Paid (3)			\$ 16,350.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Mar 22	22,802.13	Apr 5	19,665.53	Apr 20	12,915.82
Mar 29	27,802.13	Apr 16	17,090.65		

Balances only appear for days reflecting change.

Exhibit 10



IRAJ HOUSHMAND NAGHSHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-7017

Uni-Statement

Account Number: [REDACTED] 18

Statement Period:
Apr 21, 2018
through
May 21, 2018

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INFORMATION YOU SHOULD KNOW

(CONTINUED)

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Account Number [REDACTED] FDIC 2718

Account Summary

Beginning Balance on Apr 21	\$ 12,915.82	Annual Percentage Yield Earned	0.00983%
Deposits / Credits	6,000.07	Interest Earned this Period	\$ 0.07
Other Withdrawals	7,430.78	Interest Paid this Year	\$ 0.40
Checks Paid	6,317.00	Number of Days in Statement Period	31
Ending Balance on May 21, 2018	\$ 5,168.11		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Apr 25	Deposit	8053907322	\$ 6,000.07
May 21	Interest Paid	2100001092	0.07
Total Deposits / Credits			\$ 6,000.14

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 2	Electronic Withdrawal From UNION BANK REF=101210162120343N00 ACH 9941234986 To Credit Card		4,378.95
May 15	Electronic Withdrawal From Georgia Banking REF=181340154201680000 Mtg Pmt 061018975		1,574.88
Total Other Withdrawals			\$ 7,430.78

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0203	Apr 30	8056851008	2,142.00	0204	May 7	8058610920	4,175.00
Conventional Checks Paid (2)			\$ 6,317.00				

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Apr 23	12,915.82	May 2	11,194.57	May 15	5,192.09
Apr 30	10,773.82	May 7	9,757.87	May 21	5,168.11
May 1	13,573.92				

Balances only appear for days reflecting change

Exhibit 11



P.O. Box 1800
Saint Paul, Minnesota 55101-0180

4510 1800 0 X \$7.01

Uni-Statement

Account Number:

2718

Statement Period:

May 22, 2018

through

Jun 21, 2018

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000130970 01 SP 105461628504132 E
IRUN HOUSSAMAND NAGHACHIAN
0453 CHARLEVILLE BLVD
SEVERLY HILLS CA 90210-3017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2607)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

What you should know when changing your monthly checking statement preferences:
When you change your Checking Statement preference settings for Paper Statements, Check Images or Check Return, changes may not take effect immediately, as such may not reflect on your next statement. Current Paper Statement fees, Check Image fees, or Check Return fees may continue to be applied. These preference changes may take up to two statement cycles to be in effect. For further questions, call us at U.S. Bank 24-Hour Banking at 800 USBANKS (877-2607).

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC
Account Number: 2718

Account Summary

Beginning Balance on May 22	\$	5,168.11	Annual Percentage Yield Earned	0.00975%
Deposits / Credits		33,920.11	Interest Earned this Period	\$ 0.11
Other Withdrawals		10,076.75	Interest Paid this Year	\$ 0.51
Checks Paid		10,525.00	Number of Days in Statement Period	31
Ending Balance on Jun 21, 2018	\$	14,454.44		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
May 29	Mobile Banking Transfer	From Account 157514816564	\$ 4,100.00
May 30		85581153791	
Jun 1			
Jun 11	Deposit		
Jun 21	Interest Paid		
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 30	Mobile Banking Transfer	From Account 157514816564	\$
Jun 4	Electronic Withdrawal	From UNION BANK	4,378.95
	REF=131650078805000N00	ACH 9941234986	
Jun 15	Electronic Withdrawal	From Georgia Banking	1,574.88
	REF=131650049655000N00	Mtg Pmt 091019975	
Jun 21	Monthly Maintenance Fee		
Total Other Withdrawals			\$

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0197	May 31			0206	Jun 7		
0205*	Jun 11	8057991350	4,175.00				

* Gap in check sequence

Conventional Checks Paid (3)

\$

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
May 29	9,268.11	May 30	15,168.11	May 31	14,808.11

Exhibit 12



P.O. Box 1603
Beverly Hills, California 90216-0603

4550 TSH S X 5701

Uni-Statement

Account Number

Statement Period

Jul 24, 2018

through

Aug 21, 2018

Page 1 of 2



000141000101 SP 100481700026303 E

IRAJ HOUSHMAND NAGHDAHAN

9453 CHARLEVILLE BLVD

BEVERLY HILLS CA 90210-3017



To Contact: U.S. Bank

By Phone:

1-800-US BANKS

(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

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PREMIUM CHECKING

U.S. Bank National Association

Member FDIC
Account Number 1-575-0283-2718

Account Summary

Beginning Balance on Jul 24	\$		Annual Percentage Yield Earned		0.00948%
Deposits / Credits		11,850.03	Interest Earned this Period	\$	0.13
Other Withdrawals		5,953.83	Interest Paid this Year	\$	0.29
Checks Paid		4,175.00	Number of Days in Statement Period		29
Ending Balance on Aug 21, 2018	\$		Average Account Balance	\$	17,263.48

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
------	----------------------------	------------	--------

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Aug 2	Electronic Withdrawal REF=102130125502650N00	From UNION BANK ACH 9941224986	\$ 4,378.95
Aug 15	Electronic Withdrawal REF=192260091833076N00	From Georgia Banking Mtg Pmt 061010075	1,574.88
Total Other Withdrawals			\$ 5,953.83

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0219	Aug 6	0035036371	4,175.00
Conventional Checks Paid (1)			\$ 4,175.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Jul 25	13,175.66	Jul 30	20,175.66	Aug 2	20,596.71
Jul 27	13,875.66	Jul 31	24,975.06	Aug 6	16,421.71

EXhibit 12-1



P.O. Box 1600
Saint Paul, Minnesota 55101-0600

REF: 1821 X 3101

Uni-Statement

Account Number

2718

Statement Period:

Aug 22, 2018

through

Sep 24, 2018

Page 1 of 2

000165062 01 SP 106481737702890 E
IRAJ HOUSHMAND NACHASHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS, CA 90212-3017



To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

NEWS FOR YOU

Your privacy and security are our priority. With the U.S. Bank Mobile App, your private information stays private, thanks to advanced encryption and firewall technology. For added peace of mind, you can activate 24/7 security alerts on your phone. If fraud is detected, you'll be notified when it happens. Don't have the app? Visit usbank.com/bankingapp to learn more and download the app today.

INFORMATION YOU SHOULD KNOW

Effective September 14th, 2018 the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure will include a number of updates and may affect your rights. Starting September 14, you may pick up copies at your local branch, view copies at usbank.com, or call 1-800-USBANKS (1-800-872-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made to "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

Effective November 12th, 2018 the "Your Deposit Account Agreement" booklet will include a number of updates and may affect your rights. Starting November 12th, you may pick up a copy at your local branch, view a copy on usbank.com, or call 1-800-USBANKS (1-800-872-2657) for a copy. The main updates that were made to "Your Deposit Account Agreement" booklet sections and sub sections include:

- Under sub section Consumer Overdraft Protection - additional language on overdraft protection advancement
- Under sub section Business Banking Overdraft Protection - additional language on overdraft protection advancement
- Removal of sub section Returns at Merchants and the daily limit
- Update to the hours of operation for the U.S. Bank Business Service Center.

PREMIUM CHECKING

U.S. Bank National Association

Member FDIC
Account Number 3-2718

Account Summary

Beginning Balance on Aug 22	\$		Annual Percentage Yield Earned	0.00349%
Deposits / Credits			Interest Earned this Period	\$ 0.12
Other Withdrawals			Interest Paid this Year	\$ 0.91
Checks Paid		\$ 175.00-	Number of Days in Statement Period	34
Ending Balance on Sep 24, 2018	\$	9,156.84	Average Account Balance	\$

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
------	----------------------------	------------	--------

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
------	----------------------------	------------	--------

Sep 5	Electronic Withdrawal	From UNION BANK	4,378.95-
	REF=182470191274180N00	ACH 9941234986	

Exhibit 12-2



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4850 TRN S X ST01

Uni-Statement

Account Number:
[REDACTED] 2718

Statement Period:
Apr 20, 2019
through
May 21, 2019

Page 1 of 2

000004028 01 SF 000638061144978 E
IRAJ HOUSHMAND NAGHASHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3017

To Contact U.S. Bank
By Phone: 1-800-US BANKS
(1-800-872-2857)

U.S. Bank accepts Relay Calls

Internet: usbank.com

PREMIUM CHECKING

U.S. Bank National Association

Account Summary

Member FDIC
Account Number [REDACTED] 2718

Beginning Balance on Apr 20	\$ [REDACTED]	Annual Percentage Yield Earned	0.00894%
Deposits / Credits		Interest Earned this Period	\$ 0.11
Other Withdrawals		Interest Paid this Year	\$ 2.42
Checks Paid		Number of Days in Statement Period	32
Ending Balance on May 21, 2019	\$ [REDACTED]	Average Account Balance	\$ [REDACTED]
		Customer Segment	[REDACTED]

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Apr 26	Internet Banking Transfer	From Account 157514818564	\$ [REDACTED]
May 6	Internet Banking Transfer	From Account 157514818580	[REDACTED]
May 6	Internet Banking Transfer	From Account 157514818564	[REDACTED]
May 17	Internet Banking Transfer	From Account 157514818598	[REDACTED]
May 21	Interest Paid	2100002593	0.11
Total Deposits / Credits			\$ [REDACTED]

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 1	Electronic Withdrawal	From UNION BANK	\$ [REDACTED]
	REF=191210156952410N00SD	ACH 9941234986	5,043.65-
May 13	Electronic Withdrawal	From SPECIALIZED LOAN	[REDACTED]
	REF=191300091076340N00	SPECIALIZE2331050584	1,574.88-
Total Other Withdrawals			\$ [REDACTED]

	Total for Statement Period		Total Year to Date	
Total Returned Item Fees	\$	0.00	\$	0.00
Total Overdraft Fees	\$	0.00	\$	36.00
TOTAL	\$	0.00	\$	36.00

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0111	Apr 22	8058828484	144,000.00

Conventional Checks Paid (1)

\$ [REDACTED]

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1,576.05

Exhibit 12-4



Consumer Loan Servicing
Customer Service
P.O. Box 85643
Mail Code 2-68D-200
San Diego, CA 92185-6643

February 07, 2022

Elnaz Houshmand
9453 Charleville Blvd
Beverly Hills, CA 90212

Re: Loan Number 0002861907
Property Address: 1624 S Gramercy Place
Los Angeles CA 90019

Dear Elnaz Houshmand :

In response to your recent request, please find the following
document(s) enclosed:

History

We appreciate the opportunity to serve you. We look forward to
continuing to help you reach your financial goals at Union Bank.
If you have any additional questions, please contact our Customer
Service Department at (800)237-0561 Monday through Friday between
8:00 a.m. and 6:00 p.m. Pacific Time.

Sincerely,

PATRICIA FUENTES
RESIDENTIAL LENDING CUST SVC

RE067 012

13



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REQ BY PFI CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
PAGE 1

ELNAZ HOUSHMAND
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212
ATTACHED IS YOUR LOAN HISTORY, PLEASE CONTACT
CUSTOMER SERVICE AT (800) 237-0561 IF YOU HAVE
ANY QUESTIONS. THANK YOU

LOAN NUMBER: 0002861907

----- CURRENT ACCOUNT INFORMATION -----
DATE TOTAL PRINCIPAL LOAN CURRENT
PAYMENT PAYMENT & INTEREST INTEREST PRINCIPAL
DUE AMOUNT PAYMENT RATE BALANCE ESCROW
04-01-20 4,823.07 3,310.20 4.87500 598,398.34 18,968.76-
2ND MORTGAGE: 0.00 0.00000 0.00

ACTIVITY FOR PERIOD 05/01/17 - 02/07/22
PROCESS DUE TRANSACTION TRANSACTION EFFECTIVE DATE
DATE DATE CODE DESCRIPTION OF TRANSACTION

TRANSACTION PRIN. PAID/ ESCROW PAID/ OTHER
AMOUNT BALANCE INTEREST BALANCE AMOUNT CODE/DESCRIPTION

02-04-22 00-00 631 PROPERTY PRESERVATION
15.00 0.00 0.00 0.00
01-18-22 04-20 152 LATE CHARGE ASSESSMENT
0.00 0.00 0.00 0.00 165.51-1 LATE CHARGE FEE
01-05-22 00-00 631 PROPERTY PRESERVATION
15.00 0.00 0.00 0.00
12-17-21 04-20 132 LATE CHARGE ADJUSTMENT
0.00 0.00 0.00 0.00 165.51 1 LATE CHARGE FEE
12-16-21 04-20 152 LATE CHARGE ASSESSMENT
0.00 0.00 0.00 0.00 165.51-1 LATE CHARGE FEE
11-22-21 04-20 161 ESCROW ADVANCE
5,813.09 0.00 0.00 5813.09
18968.76- NEW PRINCIPAL/ESCROW BALANCES
11-22-21 11-21 312 COUNTY TAX
5,813.09- 0.00 0.00 5813.09-
18968.76- NEW PRINCIPAL/ESCROW BALANCES
04-30-21 04-20 161 ESCROW ADVANCE
1,338.00 0.00 0.00 1338.00
13155.67- NEW PRINCIPAL/ESCROW BALANCES
04-30-21 05-21 351 HAZARD INS
1,338.00- 0.00 0.00 1338.00-
13155.67- NEW PRINCIPAL/ESCROW BALANCES
03-12-21 04-20 161 ESCROW ADVANCE
5,871.15 0.00 0.00 5871.15
11817.67- NEW PRINCIPAL/ESCROW BALANCES

REQ BY PF1 CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
PAGE 2

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
ACTIVITY FOR PERIOD 05/01/17 - 02/07/22				
TRANSACTION AMOUNT	PRIN. PAID/ BALANCE	INTEREST	ESCROW PAID/ BALANCE	-OTHER- AMOUNT CODE/DESCRIPTION
03-12-21	03-21	312	COUNTY TAX	
5,871.15-	0.00	0.00	5871.15-	
			11817.67-	NEW PRINCIPAL/ESCROW BALANCES
11-17-20	04-20	161	ESCROW ADVANCE	
5,871.15	0.00	0.00	5871.15	
			5946.52-	NEW PRINCIPAL/ESCROW BALANCES
11-17-20	11-20	312	COUNTY TAX	
5,871.15-	0.00	0.00	5871.15-	
			5946.52-	NEW PRINCIPAL/ESCROW BALANCES
08-12-20	04-20	132	LATE CHARGE ADJUSTMENT	
0.00	0.00	0.00	0.00	165.51 1 LATE CHARGE FEE
05-01-20	04-20	168	REPAY OF ESCROW ADVANCE	
0.00	0.00	0.00	1.98-	1.98
			75.37-	NEW PRINCIPAL/ESCROW BALANCES
04-30-20	04-20	160	INTEREST ON ESCROW DEPOSIT	
1.98	0.00	0.00	1.98	
			75.37-	NEW PRINCIPAL/ESCROW BALANCES
04-29-20	04-20	161	ESCROW ADVANCE	
77.35	0.00	0.00	77.35	
			77.35-	NEW PRINCIPAL/ESCROW BALANCES
04-29-20	05-20	351	HAZARD INS	
1,326.00-	0.00	0.00	1326.00-	
			77.35-	NEW PRINCIPAL/ESCROW BALANCES
03-31-20	04-20	160	INTEREST ON ESCROW DEPOSIT	
6.10	0.00	0.00	6.10	
			1248.65	NEW PRINCIPAL/ESCROW BALANCES
03-16-20	03-20	312	COUNTY TAX	
5,641.43-	0.00	0.00	5641.43-	
			1242.55	NEW PRINCIPAL/ESCROW BALANCES
03-12-20	03-20	172	PAYMENT	
4,823.00	875.65	2,434.55	1512.80	
	598,398.34		6883.98	NEW PRINCIPAL/ESCROW BALANCES
03-02-20	02-20	172	PAYMENT	
4,823.07	872.11	2,438.09	1512.87	
	599,273.99		5371.18	NEW PRINCIPAL/ESCROW BALANCES
02-26-20	02-20	160	INTEREST ON ESCROW DEPOSIT	
11.69	0.00	0.00	11.69	
			3858.31	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PF1 CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
PAGE 3

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
02-18-20	02-20	152	LATE CHARGE ASSESSMENT		
			0.00	0.00	165.51-1 LATE CHARGE FEE
01-09-20	01-20	172	PAYMENT		
			4,823.00	868.58	2,441.62
				1512.80	
				600,146.10	3846.62
					NEW PRINCIPAL/ESCROW BALANCES
12-31-19	01-20	160	INTEREST ON ESCROW DEPOSIT		
			2.93	0.00	0.00
				2.93	
				2333.82	NEW PRINCIPAL/ESCROW BALANCES
12-13-19	12-19	172	PAYMENT		
			4,823.00	865.06	2,445.14
				1512.80	
				601,014.68	2330.89
					NEW PRINCIPAL/ESCROW BALANCES
11-29-19	12-19	160	INTEREST ON ESCROW DEPOSIT		
			2.93	0.00	0.00
				2.93	
				818.09	NEW PRINCIPAL/ESCROW BALANCES
11-12-19	11-19	168	REPAY OF ESCROW ADVANCE		
			0.00	0.00	0.00
				697.71-	697.71
				815.16	NEW PRINCIPAL/ESCROW BALANCES
11-12-19	11-19	172	PAYMENT		
			4,823.07	861.56	2,448.64
				1512.87	
				601,879.74	815.16
					NEW PRINCIPAL/ESCROW BALANCES
11-08-19	11-19	161	ESCROW ADVANCE		
			697.71	0.00	0.00
				697.71	
				697.71-	NEW PRINCIPAL/ESCROW BALANCES
11-08-19	11-19	312	COUNTY TAX		
			5,641.45-	0.00	0.00
				5641.45-	
				697.71-	NEW PRINCIPAL/ESCROW BALANCES
10-31-19	11-19	160	INTEREST ON ESCROW DEPOSIT		
			8.30	0.00	0.00
				8.30	
				4943.74	NEW PRINCIPAL/ESCROW BALANCES
10-01-19	10-19	172	PAYMENT		
			4,823.07	858.08	2,452.12
				1512.87	
				602,741.30	4935.44
					NEW PRINCIPAL/ESCROW BALANCES
09-30-19	10-19	160	INTEREST ON ESCROW DEPOSIT		
			5.48	0.00	0.00
				5.48	
				3422.57	NEW PRINCIPAL/ESCROW BALANCES
09-03-19	09-19	172	PAYMENT		
			4,823.07	854.61	2,455.59
				1512.87	
				603,599.38	3417.09
					NEW PRINCIPAL/ESCROW BALANCES

SEE BY: [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

2022 RECEIVED
DATE ENTER: 01/23/2023

ACCOUNT FOR PERIOD 01-01-2023 TO 01-01-2023
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

TRANSACTION DATE AMOUNT DEBIT CREDIT BALANCE [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

01-01-19	01-19	10	INTEREST ON ESCROW DEPOSIT	2.71	0.00	0.00	2.71	NEW FEDERAL ESCROW BALANCE
02-02-19	02-19	102	PAYMENT	4,823.07	881.15	2,462.00	151.62	NEW FEDERAL ESCROW BALANCE
07-31-19	08-19	103	INTEREST ON ESCROW DEPOSIT	0.47	0.00	0.00	0.47	NEW FEDERAL ESCROW BALANCE
07-31-19	07-19	103	REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	0.00	NEW FEDERAL ESCROW BALANCE
07-31-19	07-19	103	PAYMENT	4,823.07	881.15	2,462.00	151.62	NEW FEDERAL ESCROW BALANCE
07-03-19	07-19	101	ESCROW ADVANCE	4,124.72	0.00	0.00	114.40	NEW FEDERAL ESCROW BALANCE
07-03-19	07-19	103	RETURNED CHECK PAYMENT	0.00	881.15	2,462.00	151.62	NEW FEDERAL ESCROW BALANCE
07-03-19	07-19	103	REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	114.40	NEW FEDERAL ESCROW BALANCE
07-03-19	07-19	103	PAYMENT	4,823.07	881.15	2,462.00	151.62	NEW FEDERAL ESCROW BALANCE
06-03-19	06-19	106	REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	114.40	NEW FEDERAL ESCROW BALANCE
05-03-19	05-19	101	PAYMENT	4,823.07	881.15	2,462.00	151.62	NEW FEDERAL ESCROW BALANCE
05-03-19	05-19	101	ESCROW ADVANCE	4,124.72	0.00	0.00	114.40	NEW FEDERAL ESCROW BALANCE

PROCESS DATE	DATE	TRANSACTION CODE	DESCRIPTION	AMOUNT	DEBIT	CREDIT	BALANCE	CHECK NO	CHECK DESCRIPTION
05-13-19	05-19	351	PAID	1,292.00	0.00	0.00	1,292.00		
05-10-19	05-19	168	REPAY OF BORROW ADVANCE	0.00	0.00	0.00	2697.57		NEW FEDERAL BROWN BALANCE
05-10-19	06-19	168	INSURANCE REFUND	379.48	0.00	0.00	379.48		379.48
05-01-19	05-19	168	REPAY OF BORROW ADVANCE	0.00	0.00	0.00	1339.87		NEW FEDERAL BROWN BALANCE
05-01-19	05-19	171	PAYMENT	5,043.65	840.85	2,469.34	379.48		
04-01-19	04-19	158	REPAY OF BORROW ADVANCE	0.00	0.00	0.00	1219.05		NEW FEDERAL BROWN BALANCE
04-01-19	04-19	171	PAYMENT	4,378.95	837.46	2,472.04	1,066.75		
04-01-19	04-19	168	REPAY OF BORROW ADVANCE	0.00	0.00	0.00	1,124		1,124
03-29-19	04-19	160	INTEREST ON BORROW ADVANCE	1.24	0.00	0.00	4521.26		NEW FEDERAL BROWN BALANCE
03-21-19	04-19	161	BORROW ADVANCE	4,522.49	0.00	0.00	4521.26		NEW FEDERAL BROWN BALANCE
03-21-19	03-19	312	COUNTY TAX	5,656.55	0.00	0.00	4522.49		NEW FEDERAL BROWN BALANCE
03-01-19	03-19	171	PAYMENT	4,378.95	834.07	2,476.33	1,066.75		
				608,675.43			1134.77		NEW FEDERAL BROWN BALANCE

REQ BY PF1 CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
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ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22 DESCRIPTION	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
05-13-19	05-19	351	HAZARD INS		
1,298.00-	0.00	0.00	1298.00-		
			2637.57-	NEW PRINCIPAL/ESCROW BALANCES	
05-10-19	06-19	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	379.48-	379.48	
			1339.57-	NEW PRINCIPAL/ESCROW BALANCES	
05-10-19	06-19	163	INSURANCE REFUND		
379.48	0.00	0.00	379.48		
			1339.57-	NEW PRINCIPAL/ESCROW BALANCES	
05-01-19	05-19	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1733.45-	1,733.45	
			1719.05-	NEW PRINCIPAL/ESCROW BALANCES	
05-01-19	05-19	171	PAYMENT		
5,043.65	840.86	2,469.34	1733.45		
	606,997.11		1719.05-	NEW PRINCIPAL/ESCROW BALANCES	
04-01-19	04-19	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1068.75-	1,068.75	
			3452.50-	NEW PRINCIPAL/ESCROW BALANCES	
04-01-19	04-19	171	PAYMENT		
4,378.95	837.46	2,472.74	1068.75		
	607,837.97		3452.50-	NEW PRINCIPAL/ESCROW BALANCES	
04-01-19	04-19	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1.24-	1.24	
			4521.25-	NEW PRINCIPAL/ESCROW BALANCES	
03-29-19	04-19	160	INTEREST ON ESCROW DEPOSIT		
1.24	0.00	0.00	1.24		
			4521.25-	NEW PRINCIPAL/ESCROW BALANCES	
03-21-19	04-19	161	ESCROW ADVANCE		
4,522.49	0.00	0.00	4522.49		
			4522.49-	NEW PRINCIPAL/ESCROW BALANCES	
03-21-19	03-19	312	COUNTY TAX		
5,656.56-	0.00	0.00	5656.56-		
			4522.49-	NEW PRINCIPAL/ESCROW BALANCES	
03-01-19	03-19	171	PAYMENT		
4,378.95	834.07	2,476.13	1068.75		
	608,575.43		1134.07	NEW PRINCIPAL/ESCROW BALANCES	

REQ BY PFI CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
PAGE 6

EINAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	ACTIVITY FOR PERIOD TRANSACTION CODE	05/01/17 - 02/07/22 TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
TRANSACTION AMOUNT	PRIN. PAID/ BALANCE	INTEREST	ESCROW PAID/ BALANCE	OTHER- AMOUNT CODE/DESCRIPTION
02-28-19	03-19	160	INTEREST ON ESCROW DEPOSIT	
0.10	0.00	0.00	0.10	
			65.32	NEW PRINCIPAL/ESCROW BALANCES
02-01-19	02-19	168	REPAY OF ESCROW ADVANCE	
0.00	0.00	0.00	1003.53-	1,003.53
			65.22	NEW PRINCIPAL/ESCROW BALANCES
02-01-19	02-19	171	PAYMENT	
4,378.95	830.69	2,479.51	1068.75	
	609,509.50		65.22	NEW PRINCIPAL/ESCROW BALANCES
01-02-19	01-19	168	REPAY OF ESCROW ADVANCE	
0.00	0.00	0.00	1068.75-	1,068.75
			1003.53-	NEW PRINCIPAL/ESCROW BALANCES
01-02-19	01-19	171	PAYMENT	
4,378.95	827.33	2,482.87	1068.75	
	610,340.19		1003.53-	NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	168	REPAY OF ESCROW ADVANCE	
0.00	0.00	0.00	1068.75-	1,068.75
			2072.28-	NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	171	PAYMENT	
4,378.95	823.98	2,486.22	1068.75	
	611,167.52		2072.28-	NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	168	REPAY OF ESCROW ADVANCE	
0.00	0.00	0.00	4.16-	4.16
			3141.03-	NEW PRINCIPAL/ESCROW BALANCES
11-30-18	12-18	160	INTEREST ON ESCROW DEPOSIT	
4.16	0.00	0.00	4.16	
			3141.03-	NEW PRINCIPAL/ESCROW BALANCES
11-13-18	12-18	161	ESCROW ADVANCE	
3,145.19	0.00	0.00	3145.19	
			3145.19-	NEW PRINCIPAL/ESCROW BALANCES
11-13-18	11-18	312	COUNTY TAX	
5,656.57-	0.00	0.00	5656.57-	
			3145.19-	NEW PRINCIPAL/ESCROW BALANCES
11-01-18	11-18	171	PAYMENT	
4,378.95	820.65	2,489.55	1068.75	
	611,991.50		2511.38	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PF1 CUSTOMER ACCOUNT ACTIVITY STATEMENT DATE 02/07/22
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ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22	TRANSACTION CODE	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
10-01-18	10-18	171 PAYMENT			
4,378.95		817.33	2,492.87	1068.75	
		612,812.15		1442.63	NEW PRINCIPAL/ESCROW BALANCES
09-28-18	10-18	160 INTEREST ON ESCROW DEPOSIT			
0.49		0.00	0.00	0.49	
				373.88	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	168 REPAY OF ESCROW ADVANCE			
0.00		0.00	0.00	695.36-	695.36
				373.39	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	171 PAYMENT			
4,378.95		814.02	2,496.18	1068.75	
		613,629.48		373.39	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	168 REPAY OF ESCROW ADVANCE			
0.00		0.00	0.00	2.29-	2.29
				695.36-	NEW PRINCIPAL/ESCROW BALANCES
08-31-18	09-18	160 INTEREST ON ESCROW DEPOSIT			
2.29		0.00	0.00	2.29	
				695.36-	NEW PRINCIPAL/ESCROW BALANCES
08-23-18	09-18	161 ESCROW ADVANCE			
697.65		0.00	0.00	697.65	
				697.65-	NEW PRINCIPAL/ESCROW BALANCES
08-23-18	07-18	351 HAZARD INS			
2,565.00-		0.00	0.00	2565.00-	
				697.65-	NEW PRINCIPAL/ESCROW BALANCES
08-01-18	08-18	171 PAYMENT			
4,378.95		810.73	2,499.47	1068.75	
		614,443.50		1867.35	NEW PRINCIPAL/ESCROW BALANCES
07-31-18	08-18	160 INTEREST ON ESCROW DEPOSIT			
1.27		0.00	0.00	1.27	
				798.60	NEW PRINCIPAL/ESCROW BALANCES
07-02-18	07-18	168 REPAY OF ESCROW ADVANCE			
0.00		0.00	0.00	271.42-	271.42
				797.33	NEW PRINCIPAL/ESCROW BALANCES
07-02-18	07-18	171 PAYMENT			
4,378.95		807.45	2,502.75	1068.75	
		615,254.23		797.33	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PFI

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 8

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

ACTIVITY FOR PERIOD 05/01/17 - 02/07/22					
PROCESS DATE	DUE DATE	TRANSACTION CODE	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION	
TRANSACTION AMOUNT	PRIN. BALANCE	PAID/ INTEREST	ESCROW PAID/ BALANCE	OTHER AMOUNT CODE/DESCRIPTION	
06-01-18	06-18	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1068.75-	1,068.75	
			271.42-	NEW PRINCIPAL/ESCROW BALANCES	
06-01-18	06-18	171	PAYMENT		
4,378.95	804.18	2,506.02	1068.75		
	616,061.68		271.42-	NEW PRINCIPAL/ESCROW BALANCES	
05-01-18	05-18	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1068.75-	1,068.75	
			1340.17-	NEW PRINCIPAL/ESCROW BALANCES	
05-01-18	05-18	171	PAYMENT		
4,378.95	800.93	2,509.27	1068.75		
	616,865.86		1340.17-	NEW PRINCIPAL/ESCROW BALANCES	
04-27-18	05-18	161	ESCROW ADVANCE		
1,575.00	0.00	0.00	1575.00		
			2408.92-	NEW PRINCIPAL/ESCROW BALANCES	
04-27-18	04-18	351	HAZARD INS		
1,575.00-	0.00	0.00	1575.00-		
			2408.92-	NEW PRINCIPAL/ESCROW BALANCES	
04-04-18	04-18	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	1059.50-	1,059.50	
			833.92-	NEW PRINCIPAL/ESCROW BALANCES	
04-04-18	04-18	171	PAYMENT		
4,369.70	797.69	2,512.51	1059.50		
	617,666.79		833.92-	NEW PRINCIPAL/ESCROW BALANCES	
04-02-18	04-18	168	REPAY OF ESCROW ADVANCE		
0.00	0.00	0.00	40.64-	40.64	
			1893.42-	NEW PRINCIPAL/ESCROW BALANCES	
04-02-18	04-18	170	MISC TRANSACTION		
40.64	0.00	0.00	40.64		
			1893.42-	NEW PRINCIPAL/ESCROW BALANCES	
04-02-18	04-18	145	ADJUSTMENT		
0.00	0.00	0.00	0.00	1,934.06	
			1934.06-	NEW PRINCIPAL/ESCROW BALANCES	
04-02-18	04-18	142	LOAN SETUP		
0.00	618,464.48-	0.00	0.00		
	618,464.48			NEW PRINCIPAL/ESCROW BALANCES	

Payment Histories

Account Number:

XXXXXX4775

Borrower Information:

ELINAZ HOUSHMAND
1624 S GAMERCY PL
LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
02/07/2022	02/07/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
02/07/2022	02/07/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
01/21/2022	01/21/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.00)	Fee waived	N/A	N/A	10/01/2020
12/30/2021	12/30/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Fee Billed	N/A	N/A	10/01/2020
12/09/2021	12/09/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
12/03/2021	12/03/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Fee Billed	N/A	N/A	10/01/2020
10/13/2021	10/13/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
09/29/2021	09/29/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
10/29/2020	10/29/2020	\$579.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
10/29/2020	10/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	10/01/2020
10/29/2020	10/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	10/01/2020
09/29/2020	09/29/2020	\$576.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	09/01/2020
09/29/2020	09/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199949.47	0.00	09/01/2020
09/29/2020	09/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199949.47	0.00	09/01/2020
08/28/2020	08/28/2020	\$573.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199949.47	0.00	08/01/2020

Payment Histories

Account Number:

XXXXXXXX4775

Borrower Information:

ELNAZ HOUSHMAND
1624 S GAMERCY PL
LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
08/28/2020	08/28/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	08/01/2020
08/28/2020	08/28/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	08/01/2020
07/29/2020	07/29/2020	\$571.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	07/01/2020
07/29/2020	07/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	07/01/2020
07/29/2020	07/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	07/01/2020
06/30/2020	06/30/2020	\$568.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	06/01/2020
06/30/2020	06/30/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201662.73	0.00	06/01/2020
06/30/2020	06/30/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201662.73	0.00	06/01/2020
05/29/2020	05/29/2020	\$565.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201662.73	0.00	05/01/2020
05/29/2020	05/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	202228.15	0.00	05/01/2020
05/29/2020	05/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	202228.15	0.00	05/01/2020
04/13/2020	04/11/2020	\$562.62	\$1,012.26	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	202228.15	0.00	04/01/2020
03/11/2020	03/11/2020	\$559.82	\$1,015.06	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	202790.77	0.00	03/01/2020
02/25/2020	02/25/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020
02/24/2020	02/24/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020

Payment Histories

Account Number:

XXXXXXXX775

Borrower Information:

ELNAZ HOUSHMAND
1624 S GAMERCY PL
LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
02/20/2020	02/20/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020
02/11/2020	02/11/2020	\$557.04	\$1,017.84	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	203350.59	0.00	02/01/2020
01/13/2020	01/11/2020	\$554.27	\$1,020.61	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	203907.63	0.00	01/01/2020
12/11/2019	12/11/2019	\$551.52	\$1,023.36	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	204461.90	0.00	12/01/2019
11/11/2019	11/11/2019	\$548.78	\$1,026.10	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	205013.42	0.00	11/01/2019
10/11/2019	10/11/2019	\$546.06	\$1,028.82	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	205562.20	0.00	10/01/2019
09/11/2019	09/11/2019	\$543.34	\$1,031.54	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	206108.26	0.00	09/01/2019
08/12/2019	08/11/2019	\$540.65	\$1,034.23	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	206651.60	0.00	08/01/2019
07/11/2019	07/11/2019	\$537.96	\$1,036.92	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	207192.25	0.00	07/01/2019
06/11/2019	06/11/2019	\$535.29	\$1,039.59	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	207730.21	0.00	06/01/2019
05/13/2019	05/11/2019	\$532.63	\$1,042.25	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	208265.50	0.00	05/01/2019
04/11/2019	04/11/2019	\$529.98	\$1,044.90	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	208798.13	0.00	04/01/2019
03/11/2019	03/11/2019	\$527.35	\$1,047.53	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	209328.11	0.00	03/01/2019
02/11/2019	02/11/2019	\$524.73	\$1,050.15	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	209855.46	0.00	02/01/2019
01/11/2019	01/11/2019	\$522.13	\$1,052.75	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	210380.19	0.00	01/01/2019
12/20/2018	12/20/2018	\$519.53	\$1,055.35	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	210902.32	0.00	12/01/2018

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U.S. Bank Confidential Communication



Requested by: Zhanna Tatevosyan

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Item #1 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 197 Amount: \$360.00 Date: 05/31/2018 Front: Back:
Item #2 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 204 Amount: \$4175.00 Date: 05/07/2018 Front: Back:
Item #3 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 203 Amount: \$2142.00 Date: 04/30/2018 Front: Back:
Item #4 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 0 Amount: \$1200.00 Date: 04/23/2018 Front: Back:
Item #5 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 202 Amount: \$4175.00 Date: 04/20/2018 Front: Back:
Item #6 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 201 Amount: \$8000.00 Date: 04/05/2018 Front: Back:

Exhibit 14

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Item #7 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 199 Amount: \$4175.00 Date: 03/22/2018 <p>Front: \$4,175.00 Four thousand one hundred and seventy five and 00/100 USbank Rout of Tarr...</p>	Item #8 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 200 Amount: \$7000.00 Date: 03/19/2018 <p>Front: \$7,000.00 Seven thousand and 00/100 USbank Rout of Tarr...</p>
Item #9 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 196 Amount: \$3722.00 Date: 02/22/2018 <p>Front: \$3,722.00 Three thousand and seven hundred and twenty two and 00/100 USbank Rout of Tarr...</p>	Item #10 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 195 Amount: \$4100.00 Date: 01/16/2018 <p>Front: \$4,100.00 Four thousand one hundred and 00/100 USbank Rout of Tarr...</p>
Item #11 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 194 Amount: \$3500.00 Date: 01/09/2018 <p>Front: \$3,500.00 Three thousand and 00/100 USbank Rout of Tarr...</p>	Item #12 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 193 Amount: \$4100.00 Date: 12/11/2017 <p>Front: \$4,100.00 Four thousand one hundred and 00/100 USbank Rout of Tarr...</p>

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Item #13 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 192 Amount: \$4100.00 Date: 11/27/2017 <p>Front: 192 Back: 192</p>	Item #14 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 158 Amount: \$4100.00 Date: 10/18/2017 <p>Front: 158 Back: 158</p>
Item #15 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 151 Amount: \$15000.00 Date: 10/10/2017 <p>Front: 151 Back: 151</p>	Item #16 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 159 Amount: \$400.00 Date: 10/10/2017 <p>Front: 159 Back: 159</p>
Item #17 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 155 Amount: \$2200.00 Date: 09/20/2017 <p>Front: 155 Back: 155</p>	Item #18 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 153 Amount: \$5900.00 Date: 09/19/2017 <p>Front: 153 Back: 153</p>

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Item #19 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 145 Amount: \$4100.00 Date: 09/18/2017 Front: Back:
Item #21 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 154 Amount: \$800.00 Date: 09/07/2017 Front: Back:
Item #22 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 152 Amount: \$2000.00 Date: 09/06/2017 Front: Back:
Item #23 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 142 Amount: \$4100.00 Date: 08/15/2017 Front: Back:
Item #24 Account No.: Sequence No.: Routing No.: Front: Back:	Check No.: 149 Amount: \$3000.00 Date: 08/10/2017 Front: Back:

EXHIBIT 2

SCHEDULE A
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Itemized Deductions

► Go to www.irs.gov/ScheduleA for instructions and the latest information.
► Attach to Form 1040.

Caution: If you are claiming a net qualified disaster loss on Form 4684, see the instructions for line 28.

OMB No. 1545-0074

2017

Attachment
Sequence No. **07**

Name(s) shown on Form 1040

Your social security number

TRAJ HOUSHMAND NAGHASHAN

8016

Medical and Dental Expenses	Caution: Do not include expenses reimbursed or paid by others.		
	1	Medical and dental expenses (see instructions)	1
	2	Enter amount from Form 1040, line 38	2
	3	Multiply line 2 by 7.5% (0.075)	3
	4	Subtract line 3 from line 1. If line 3 is more than line 1, enter -0-	4
			0.
Taxes You Paid	5	State and local (check only one box):	
	a	<input type="checkbox"/> Income taxes, or	5
	b	<input checked="" type="checkbox"/> General sales taxes	329.
	6	Real estate taxes (see instructions)	6
			2,278.
	7	Personal property taxes	7
	8	Other taxes. List type and amount ►	8
	9	Add lines 5 through 8	9
		2,607.	
Interest You Paid	10	Home mortgage interest and points reported to you on Form 1098	10
	11	Home mortgage interest not reported to you on Form 1098. If paid to the person from whom you bought the home, see instructions and show that person's name, identifying no., and address ►	11
			21,760.
	12	Points not reported to you on Form 1098. See instructions for special rules.	12
	13	Mortgage insurance premiums (see instructions)	13
	14	Investment interest. Attach Form 4952 if required. See instructions.	14
	15	Add lines 10 through 14	15
			21,760.
Gifts to Charity	16	Gifts by cash or check. If you made any gift of \$250 or more, see instructions	16
	17	Other than by cash or check. If any gift of \$250 or more, see instructions. You must attach Form 8283 if over \$500	17
	18	Carryover from prior year	18
	19	Add lines 16 through 18	19
		0.	
Casualty and Theft Losses	20	Casualty or theft loss(es) other than net qualified disaster losses. Attach Form 4684 and enter the amount from line 18 of that form. See instructions.	20
		0.	
Job Expenses and Certain Miscellaneous Deductions	21	Unreimbursed employee expenses—job travel, union dues, job education, etc. Attach Form 2106 or 2106-EZ if required. See instructions. ►	21
	22	Tax preparation fees	22
	23	Other expenses—investment, safe deposit box, etc. List type and amount ►	23
	24	Add lines 21 through 23	24
	25	Enter amount from Form 1040, line 38	25
	26	Multiply line 25 by 2% (0.02)	26
	27	Subtract line 26 from line 24. If line 26 is more than line 24, enter -0-	27
			0.
Other Miscellaneous Deductions	28	Other—from list in instructions. List type and amount ►	28
		0.	
Total Itemized Deductions	29	Is Form 1040, line 38, over \$156,900? <input checked="" type="checkbox"/> No. Your deduction is not limited. Add the amounts in the far right column for lines 4 through 28. Also, enter this amount on Form 1040, line 40. <input type="checkbox"/> Yes. Your deduction may be limited. See the Itemized Deductions Worksheet in the instructions to figure the amount to enter.	29
	30	If you elect to itemize deductions even though they are less than your standard deduction, check here. <input type="checkbox"/>	
		24,367.	

Schedule E (Form 1040) 2017

Attachment Sequence No. 13

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on Page 1.

Your social security number

IRAJ HOUSHMAND NAGHASHAN

8016

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part I Income or Loss From Partnerships and S Corporations

Note: If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (e) on line 28 and attach Form 6198. See instructions.

- 27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. ☐ Yes ☒ No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if any amount is not at risk
A	EL SALON OF BEVERLY HILLS INC.	S		2046	
B					
C					
D					

Passive Income and Loss**Nonpassive Income and Loss**

	(f) Passive loss allowed (attach Form 8582 if required)	(g) Passive income from Schedule K-1	(h) Nonpassive loss from Schedule K-1	(i) Section 179 expense deduction from Form 4562	(j) Nonpassive income from Schedule K-1
A		9,707.			
B					
C					
D					
29a Totals		9,707.			
b Totals					
30 Add columns (g) and (j) of line 29a				30	9,707.
31 Add columns (f), (h), and (i) of line 29b				31	
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31. Enter the result here and include in the total on line 41 below.				32	9,707.

Part II Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer ID no.
A		
B		

Passive Income and Loss**Nonpassive Income and Loss**

	(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1
A				
B				
34a Totals				
b Totals				
35 Add columns (d) and (f) of line 34a			35	
36 Add columns (c) and (e) of line 34b			36	
37 Total estate and trust income or (loss). Combine lines 35 and 36. Enter the result here and include in the total on line 41 below.			37	

Part III Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) – Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39	Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below.				39

Part IV Summary

40	Net farm rental income or (loss) from Form 4835. Also, complete line 42 below.	40	
41	Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Form 1040, line 17, or Form 1040NR, line 18.	41	9,707.
42	Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code V; and Schedule K-1 (Form 1041), box 14, code F (see instructions).	42	
43	Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules.	43	

SCHEDULE A
(Form 1040)Department of the Treasury
Internal Revenue Service (99)**Itemized Deductions**► Go to www.irs.gov/ScheduleA for instructions and the latest information.
► Attach to Form 1040.

Caution: If you are claiming a net qualified disaster loss on Form 4684, see the instructions for line 16.

OMB No. 1545-0074

2018Attachment
Sequence No. **07**

Name(s) shown on Form 1040

Your social security number

IRAJ HOUSHMAND NAGHASHAN

016

Medical and Dental Expenses		Caution: Do not include expenses reimbursed or paid by others.			
1	Medical and dental expenses (see instructions)	1			
2	Enter amount from Form 1040, line 7	2			
3	Multiply line 2 by 7.5% (0.075)	3			
4	Subtract line 3 from line 1. If line 3 is more than line 1, enter -0-	4			0.
Taxes You Paid		5 State and local taxes.			
		a State and local income taxes or general sales taxes. You may include either income taxes or general sales taxes on line 5a, but not both. If you elect to include general sales taxes instead of income taxes, check this box. <input checked="" type="checkbox"/>		5a	606.
		b State and local real estate taxes (see instructions)		5b	9,314.
		c State and local personal property taxes		5c	
		d Add lines 5a through 5c		5d	9,920.
		e Enter the smaller of line 5d or \$10,000 (\$5,000 if married filing separately)		5e	9,920.
		6 Other taxes. List type and amount		6	
		7 Add lines 5e and 6		7	9,920.
Interest You Paid		8 Home mortgage interest and points. If you didn't use all of your home mortgage loan(s) to buy, build, or improve your home, see instructions and check this box. <input type="checkbox"/>			
Caution: Your mortgage interest deduction may be limited (see instructions).		a Home mortgage interest and points reported to you on Form 1098		8a	19,348.
		b Home mortgage interest not reported to you on Form 1098. If paid to the person from whom you bought the home, see instructions and show that person's name, identifying no., and address		8b	
		c Points not reported to you on Form 1098. See instructions for special rules		8c	
		d Reserved		8d	
		e Add lines 8a through 8c		8e	19,348.
		9 Investment interest. Attach Form 4952 if required. See instructions		9	
		10 Add lines 8e and 9		10	19,348.
Gifts to Charity		11 Gifts by cash or check. If you made any gift of \$250 or more, see instructions		11	
If you made a gift and got a benefit for it, see instructions.		12 Other than by cash or check. If any gift of \$250 or more, see instructions. You must attach Form 8283 if over \$500		12	
		13 Carryover from prior year		13	
		14 Add lines 11 through 13		14	0.
Casualty and Theft Losses		15 Casualty and theft loss(es) from a federally declared disaster (other than net qualified disaster losses). Attach Form 4684 and enter the amount from line 18 of that form. See instructions.		15	0.
Other Itemized Deductions		16 Other—from list in instructions. List type and amount		16	0.
Total Itemized Deductions		17 Add the amounts in the far right column for lines 4 through 16. Also, enter this amount on Form 1040, line 8		17	29,268.
		18 If you elect to itemize deductions even though they are less than your standard deduction, check here <input type="checkbox"/>			

Schedule E (Form 1040) 2018

Attachment Sequence No. 13

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on Page 1.

Your social security number

IRAJ HOUSHMAND NAGHASHAN

-8016

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.**Part II Income or Loss From Partnerships and S Corporations**

Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you must check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (f) on line 28 and attach Form 6198 (see instructions).

27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. ☐ Yes ☒ No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A	EL SALON OF BEVERLY HILLS INC.	S		2046		
B						
C						
D						

Passive Income and Loss			Nonpassive Income and Loss		
(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss from Schedule K-1	(j) Section 179 expense deduction from Form 4562	(k) Nonpassive income from Schedule K-1	
A	22,210.				
B					
C					
D					
29a Totals.....	22,210.				
b Totals.....					
30 Add columns (h) and (k) of line 29a.....			30	22,210.	
31 Add columns (g), (i), and (j) of line 29b.....			31		
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31.....			32	22,210.	

Part III Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer ID no.
A		
B		

Passive Income and Loss		Nonpassive Income and Loss	
(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1
A			
B			
34a Totals.....			
b Totals.....			
35 Add columns (d) and (f) of line 34a.....		35	
36 Add columns (c) and (e) of line 34b.....		36	
37 Total estate and trust income or (loss). Combine lines 35 and 36.....		37	

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) – Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39	Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below.....				39

Part V Summary

40	Net farm rental income or (loss) from Form 4835. Also, complete line 42 below.....	40	
41	Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18.....	41	22,210.
42	Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code AC; and Schedule K-1 (Form 1041), box 14, code F (see instructions).....	42	
43	Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules.....	43	

EXHIBIT 3

DE-226

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):
After recording, return to:
Shahin Motalebi Esq. SBN 210870
Law Offices of Shahin Motalebi
1575 Westwood Blvd., Suite 201
Los Angeles, CA 90024

TEL NO.: (310) 268-1685 FAX NO. (optional): (310) 683-0255
E-MAIL ADDRESS (optional): smotalebi@lawoffice2.com
ATTORNEY FOR (name): Tayyebah Shajarizadi

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 N. Hill Street
MAILING ADDRESS: 111 N. Hill Street
CITY AND ZIP CODE: Los Angeles, CA 90012
BRANCH NAME: Central

FOR RECORDER'S USE ONLY

ESTATE OF (Name):
IRAJ HOOSHMAND NAGHASHAN

CASE NUMBER:
21STPB02273

DECEDENT

☒ SPOUSAL ☐ DOMESTIC PARTNER ☐ PROPERTY ORDER

FOR COURT USE ONLY

1. Date of hearing: September 15, 2021 Time: 8:30
Dept.: 9 Room:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): October 24, 2019
 - a. ☒ a resident of the California county named above.
 - b. ☐ a nonresident of California and left an estate in the county named above.
 - c. ☒ intestate. ☐ testate.
4. Decedent's ☒ surviving spouse ☐ surviving registered domestic partner
is (name): Tayyebah Shajarizadi

THE COURT FURTHER FINDS AND ORDERS

5. a. ☒ The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
- b. ☒ See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
6. ☐ To protect the interests of the creditors of (business name):
an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file.
 - a. ☐ Within (specify): days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$
 - b. ☐ See Attachment 8b for further order(s) protecting the interests of creditors of the business.
7. a. ☒ The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
- b. ☒ See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
8. ☐ All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13500, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. ☐ All of such property is described in Attachment 8.
9. ☐ Other (specify):

see last page

☐ Continued in Attachment 9.

10. Number of pages attached: 4

Date: _____

☒ SIGNATURE FOLLOWS LAST ATTACHMENT

JUDICIAL OFFICER

Page 1 of 1

ATTACHMENT 5a

Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 5b

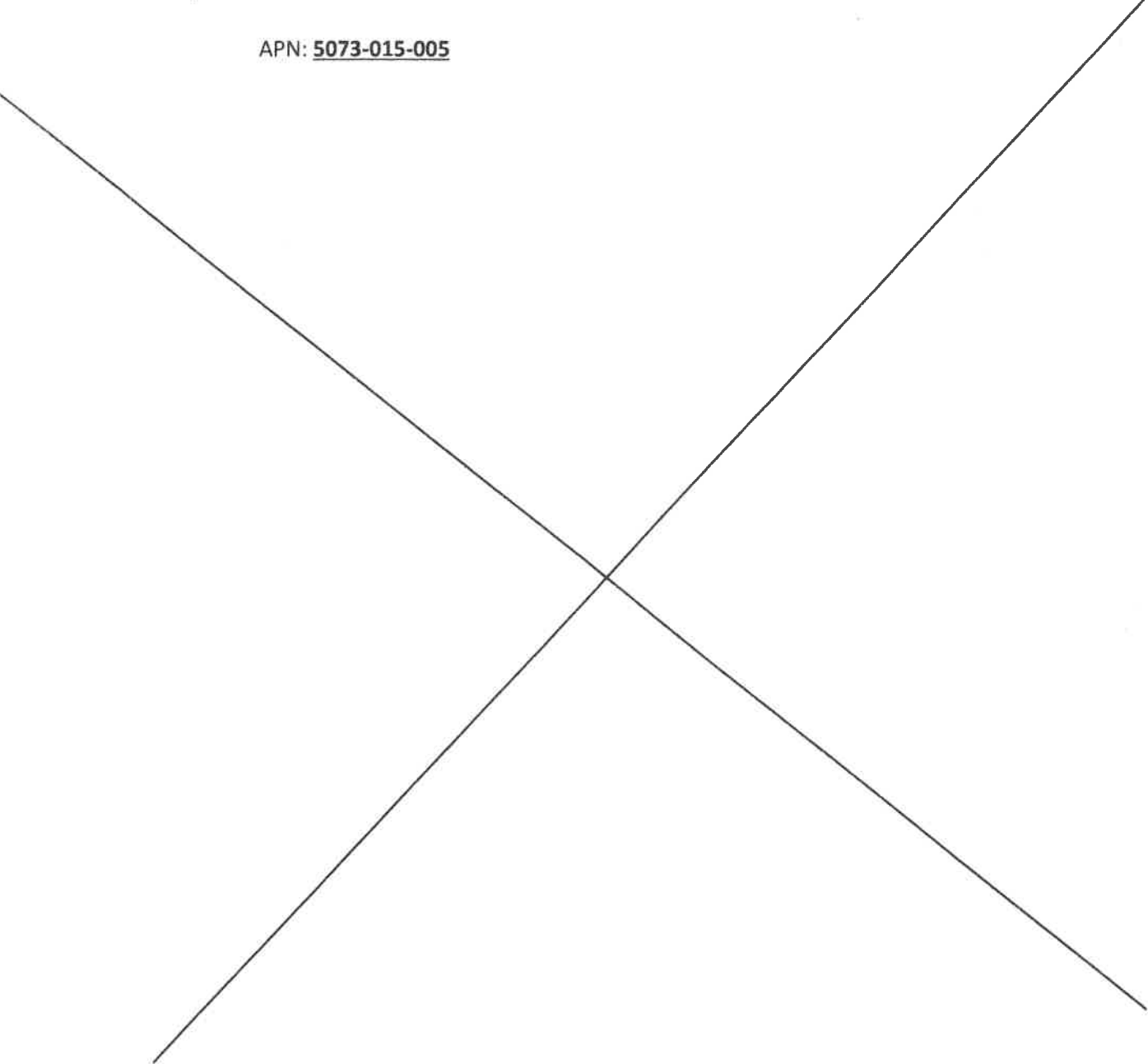
Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: **1624 S. Gramercy Place, Los Angeles, CA 90019**

APN: **5073-015-005**



ATTACHMENT 7a

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 7b

Surviving Spouse's ownership interest in the following real property:


LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

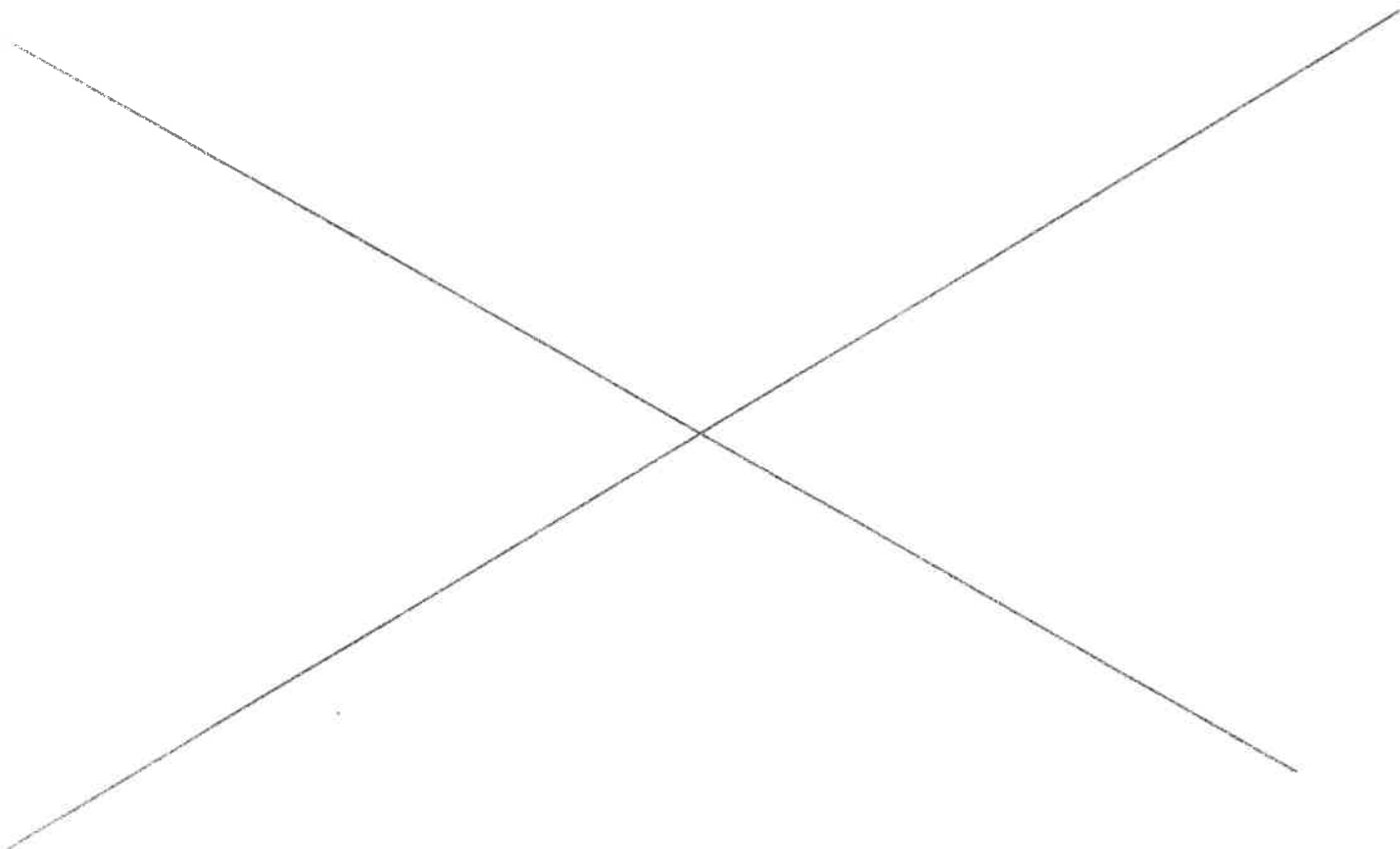
Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

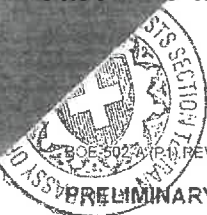
APN: 5073-015-005

Dated: November 10, 2021


The undersigned is the surviving spouse of the decedent.

GLW





PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.



JEFFREY PRANG
Assessor

FOR RECORDER'S USE ONLY
DOCUMENT NO. / RECORDING DATE

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

Tayyebah Shajarizadi
9453 Charleville Blvd.
Beverly Hills, CA 90212

ASSESSOR'S PARCEL NUMBER

5073-015-005

SELLER/TRANSFEROR

Iraj Houshmand Naghashan

BUYER'S DAYTIME TELEPHONE NUMBER

(310) 990-2780

BUYER'S EMAIL ADDRESS

tilaizadi@yahoo.com

STREET ADDRESS OF PHYSICAL LOCATION OF REAL PROPERTY

1624 S. Gramercy Place, Los Angeles, CA 90019

☐ YES ☒ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR
----	-----	------

☐ YES ☒ NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Tayyebah Shajarizadi

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

9453 Charleville Blvd.

CITY

Beverly Hills

STATE

CA

ZIP CODE

90212

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☒ ☐ A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- ☐ ☒ C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) to grandchild(ren).
- ☐ ☒ D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ E. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? ☐ YES ☐ NO
- ☐ ☒ F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- ☐ ☒ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
 - ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
 - ☐ ☒ 2. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☒ ☐ P. Other. This transfer is to surviving spouse by Court Order

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

BOE-502-A (P2) REV 14 (05-18) ASSR-70 (REV. 11-19)

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☐ Other. Please explain: _____
- C. Only a partial interest in the property was transferred. ☐ YES ☐ NO If YES indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ _____
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g. buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property. _____


PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
- ☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot
- ☐ Other. Description (i.e., timber, mineral, water rights, etc.) _____ ☐ Timeshare ☐ Commercial/Industrial
- B. ☐ YES ☐ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☐ NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- ☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number _____
- D. ☐ YES ☐ NO The property produces rental or other income.
- If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other _____
- E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE 10/25/2021	TELEPHONE (310) 990-2780
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Tayyebah Shajariizadi	TITLE Owner	EMAIL ADDRESS tilaizadi@yahoo.com

The Assessor's office may contact you for additional information regarding this transaction.

Please see reverse side

Switzerland, 10/17/23

Signature of the signatory

(u)

TATIANA STATHAKOPOULOU

10/17/23

10/17/23

10/17/23

10/17/23

10/17/23

10/17/23

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10/17/23

10/17/23

10/17/23

3 امضاء دارنده گذرنامه
Holder's Signature

کشور محل اقامت:
جمهوری اسلامی ایران
محل صدور:
پلیس مهاجرت و گذرنامه
مدور گذرنامه: ۱۹۵۱۱۹۲۲

Country of Residence:
ISLAMIC REPUBLIC OF IRAN
Place of Issue:
IMMIGRATION AND PASSPORT
POLICE

شماره کلاس:
نام و سمت صادرکننده:
سرلشکر مجید صمدی رئیس پلیس مهاجرت و گذرنامه
COLONEL MAJID SAMADI
IMMIGRATION AND PASSPORT POLICE CHIEF

GNQUPX253VJQG-34TSFXD2Q45Z6
Name & Position of Issuing Authority:

تاریخ صدور: ۱۳۹۷/۰۵/۱۶
تاریخ انقضاء: ۱۴۰۵/۰۵/۱۶

Date of Issue: 16/05/2018
Date of Expiry: 16/05/2023

فرد ۱

فرد ۲

فرد ۳

فرد ۴

فرد ۵

فرد ۶

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This page is part of your document - DO NOT DISCARD



20220171491



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/11/22 AT 08:00AM

PCOR SURCHARGE \$20.00

FEES:	45.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	120.00



LEADSHEET



202202110200021

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013153693

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Tayyebbeh Shajariizadi

MAIL DELIVER TAX STATEMENT TO THE FOLLOWING
PERSON NAMED BELOW AT THE FOLLOWING ADDRESS.

WHEN RECORDED MAIL TO

NAME Tayyebbeh Shajariizadi

MAILING ADDRESS 9453 Charleville Blvd

CITY, STATE Beverly Hills, CA
ZIP CODE 90212

SPACE ABOVE THIS

"This conveyance change the manner in
which title is held, grantor(s) and grantee(s)
remain the same and continue
to hold the same proportionate interest,
R & T 11911

TITLE(S)
QUITCLAIM DEED

Undersigned Grantor Declares:

DOCUMENTARY TRANSFER TAX: \$ NONE

~~"Transfer under R&T 11911"~~

Tayyebbeh Shajariizadi, Declarant

For no valuable consideration, Tayyebbeh Shajariizadi, surviving spouse of IRAJ HOUSHMAND NAGHASHAN, a.k.a. IRAJ
HOUSHMAND NAGHASHAN, does hereby REMISE, RELEASE and FOREVER QUIT CLAIM to TAYYEBBEH
SHAJARIIZADI, an unmarried woman, the following described real property located in the city of Los Angeles, County of
Los Angeles, State of California:

LOT 60 OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

Commonly known as: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

This is a court ordered conveyance or decree that is not pursuant to sale, exempt from documentary transfer tax under R & T 11911.

Date: February 9, 2022

Tayyebbeh Shajariizadi

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no responsi-
bility for the correctness
or validity thereof.

MAIL TAX INFORMATION AS DIRECTED ABOVE:

RECORDING REQUESTED BY

Copyright Material

MAIL ORDER & TAX STATEMENT TO THE FOLLOWING
PERSONS NAMED BELOW AT THE FOLLOWING ADDRESS

WHEN RECORDED MAIL TO

NAME Tayyebeh Shajarizadi

MAILING 9453 Charleville Blvd.
ADDRESS

CITY STATE Beverly Hills, CA
ZIP CODE 90212

SPACE ABOVE THIS

TITLE(S)
QUITCLAIM DEED

"This conveyance change the manner in
which title is held, grantor(s) and grantee(s)
remain the same and continue
to hold the same proportionate interest,
R & T 11911

Undersigned Grantor Declares:

DOCUMENTARY TRANSFER TAX: \$ NONE

~~"Transfer under R&T 11911"~~

Tayyebeh Shajarizadi, Declarant

For an valuable consideration, Tayyebeh Shajarizadi, surviving spouse of IRAJ HOUSHMAND NAGHASHAN, a.k.a. IRAJ
HOUSHMAND NAGHASHAN, does hereby REMISE, RELEASE and FOREVER QUIT CLAIM to TAYYEBEH
SHAJARIZADI, an unmarried woman, the following described real property located in the city of Los Angeles, County of
Los Angeles, State of California:

LOT 60 OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

Current only known as: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

This is a court-ordered conveyance or decree that is not pursuant to sale, exempt from documentary transfer tax under R & T 11911.

On February 9, 2022

Tayyebeh Shajarizadi

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no responsi-
bility for the correctness
or validity thereof.

MAIL TAX INFORMATION AS DIRECTED ABOVE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

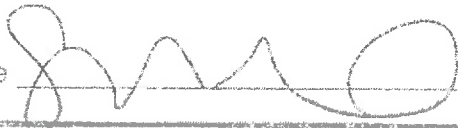
On February 9, 2022 before me, Soraya Eslamieh, Notary Public
(insert name and title of the officer)

personally appeared Tayyeb Shajarizadi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he is they executed the same in
his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)

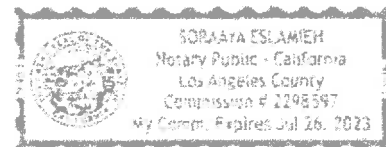


EXHIBIT 4

DE-226

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number)
After recording, return to:
Shahin Motalebi Esq. SBN 210870
Law Offices of Shahin Motalebi
1575 Westwood Blvd., Suite 201
Los Angeles, CA 90024
TEL NO. (310) 268-1685 FAX NO. (optional) (310) 683-0255
E-MAIL ADDRESS (optional): smotalebi@lawoffice2.com
ATTORNEY FOR (name): Tayyebah Shajarizadi

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 N. Hill Street

MAILING ADDRESS: 111 N. Hill Street

CITY AND ZIP CODE: Los Angeles, CA 90012

BRANCH NAME: Central

FOR RECORDER'S USE ONLY

ESTATE OF (Name):

IRAJ HOOSHMAND NAGHASHAN

DECEDENT

CASE NUMBER:

21STPBG2273

☒ SPOUSAL ☐ DOMESTIC PARTNER **PROPERTY ORDER**

FOR COURT USE ONLY

1. Date of hearing: September 15, 2021 Time: 8:30
Dept.: 9 Room:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): October 24, 2019
a. ☒ a resident of the California county named above.
b. ☐ a nonresident of California and left an estate in the county named above.
c. ☒ Intestate. ☐ testate.
4. Decedent's ☒ surviving spouse ☐ surviving registered domestic partner
is (name): Tayyebah Shajarizadi

THE COURT FURTHER FINDS AND ORDERS

5. a. ☒ The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
b. ☒ See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
6. ☐ To protect the interests of the creditors of (business name):
an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file.
a. ☐ Within (specify): days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$
b. ☐ See Attachment 6b for further order(s) protecting the interests of creditors of the business.
7. a. ☒ The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
b. ☒ See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
8. ☐ All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13500, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. ☐ All of such property is described in Attachment 8.
9. ☐ Other (specify):

see last page

☐ Continued in Attachment 9.

10. Number of pages attached: 4

Date:

☒ SIGNATURE FOLLOWS LAST ATTACHMENT

JUDICIAL OFFICER

Page 4 of 4

ATTACHMENT 5a

Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 5b

Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005



ATTACHMENT 7a

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 7b

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

Dated: November 10, 2021


JUDICIAL

GLW

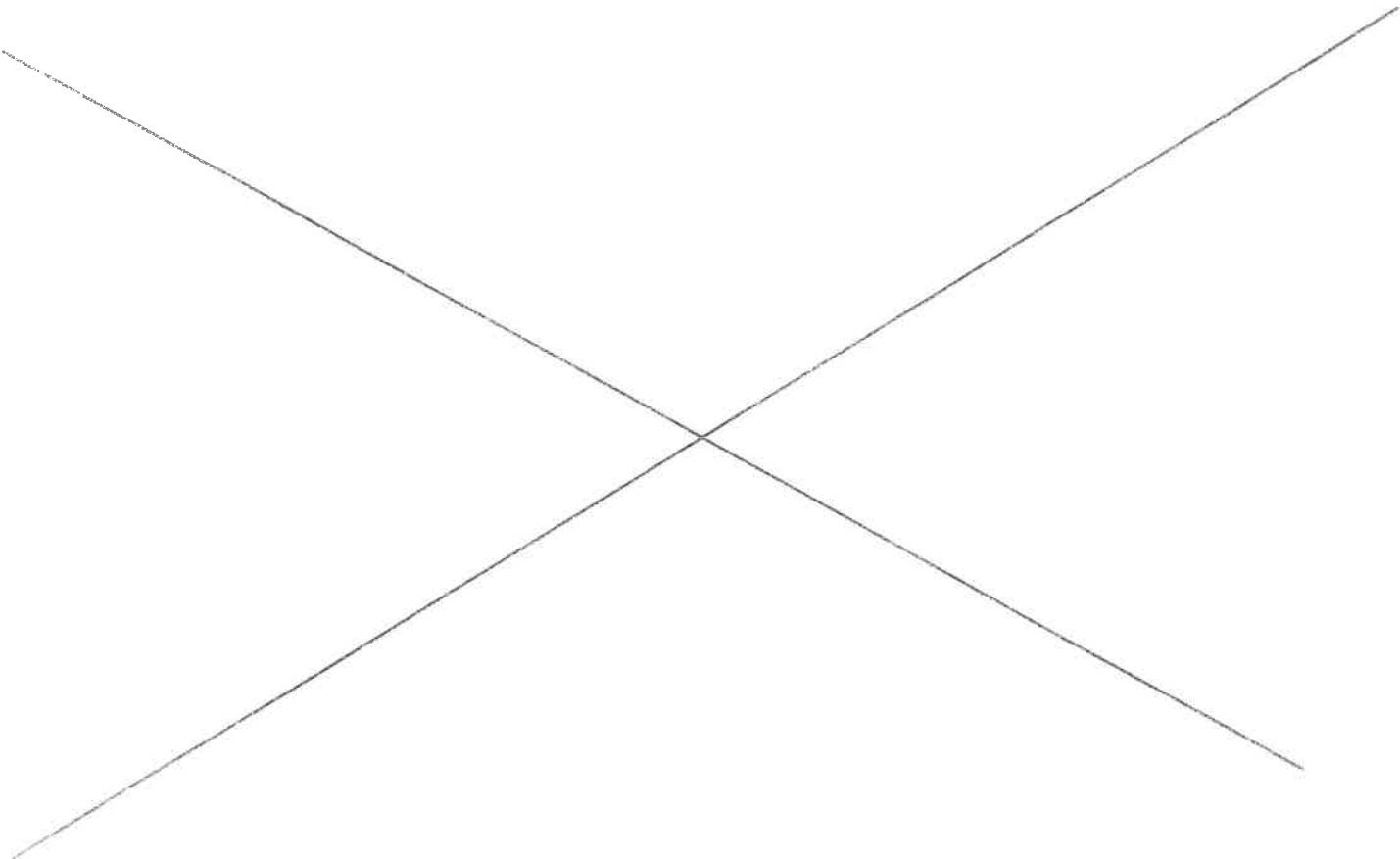


EXHIBIT 5

This page is part of your document - DO NOT DISCARD



20220615898



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/09/22 AT 08:00AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	30.00



LEADSHEET



202206090260054

00022436328



013464466

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

Elnaz Houshmand

RECORDING REQUESTED BY

Elnaz Houshmand

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Elnaz Houshmand

STREET ADDRESS

1624 S. Gramercy Place

CITY, STATE &
ZIP CODE

Los Angeles, Ca 90019

SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

RECORDING REQUESTED BY:
Elnaz Houshmand

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Elnaz Houshmand
1624 S. Gramercy Place
Los Angeles, Ca 90019

Order No.:
Escrow No.:

APN: 5073-015-005

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00
____ Computed on full value of property conveyed, or
____ Computed on full value less liens and encumbrances remaining at time of sale.
____ Unincorporated area ☒ City of LOS ANGELES

"THIS IS A BONA FIDE GIFT, THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911"

For valuable consideration, receipt of which is hereby acknowledged,
TAYYEBEH SHAJARIIZADI, AN UNMARRIED WOMAN

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to
ELNAZ HOUSHMAND, A SINGLE WOMAN

the real property situated in the County of LOS ANGELES, State of California, more
particularly described as follows:

Lot 60, of Angeles Tract, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2,
pages 73 and 74 of Maps, in the office of the County Recorder of said county.
APN: 5073-015-005

Dated: June 8, 2022

Tila
TAYYEBEH SHAJARIIZADI

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

SS.

On 6, 8, 2022 before me, AFSHIN KHODDAM, Notary Public, personally
appeared Tayyebah Shajariizadi

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

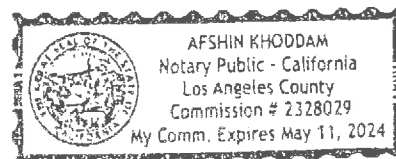


EXHIBIT 6

From: elnaz hooshmand elnazhooshmand@yahoo.com
Subject: Re: Union Bank
Date: Jun 3, 2022 at 1:47:51 PM
To: MortgageAssistance MortgageAssistance@unionbank.com

Dear Ms Karen Wilcox,

Thank you so much for the email. I talked to my mom. She is out of town. She will be back by the end of the next week and we will take care of it right away and I will keep you posted. Again I want to thank you for all your help.
Have a wonderful weekend!

Regards,

Elnaz Houshmand

On May 31, 2022, at 12:17 PM, MortgageAssistance
<MortgageAssistance@unionbank.com> wrote:

Hello Elnaz,

Per our discussion today, an unauthorized transfer was completed on the property of 1521 S Gramercy Place, Los Angeles, Ca 90019, which violates the terms of your Note. Please send verification that the property has been transferred back into your name, so you will be eligible to be reviewed for workout assistance. The workout assistance are not guaranteed. Please contact me at [858-457-6486](tel:858-457-6486) should you have additional questions or concerns. Thank you.

Karen Wilcox
AVP - Residential/Consumer Lending Servicing
Operations & Technology for the Americas



Equal Housing Lender. Member FDIC. Member NMLS. Member SBA. Member U.S. Bank. Member Wells Fargo. Member Bank of America. Member Chase. Member Citigroup. Member PNC. Member Sun Life. Member Sun Life of Canada. Member Sun Life of Japan. Member Sun Life of the Netherlands. Member Sun Life of the United Kingdom. Member Sun Life of the United States. Member Sun Life of the United States of America. Member Sun Life of the United States of America.

MUFG Union Bank, N.A.
9865 Towne Centre Drive
San Diego, CA 92121

A member of MUFG, a global financial group

B1040 (FORM 1040) (12/15)

RECEIVED

OCT 17 2023

CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
BY: Deputy Clerk

ADVERSARY PROCEEDING COVER SHEET
(Instructions on Reverse)

ADVERSARY PROCEEDING NUMBER
(Court Use Only)

PLAINTIFFS

Tayyabeh shajarizadi

DEFENDANTS

Elnaz houshmand-John Pringle,
chapter 7 Bankruptcy Trustee

ATTORNEYS (Firm Name, Address, and Telephone No.)

ATTORNEYS (If Known)

Michelle Marchisotto

PARTY (Check One Box Only)

- ☐ Debtor ☐ U.S. Trustee/Bankruptcy Admin
☐ Creditor ☒ Other owner of the property
☐ Trustee

PARTY (Check One Box Only)

- ☒ Debtor ☐ U.S. Trustee/Bankruptcy Admin
☐ Creditor ☐ Other
☐ Trustee

CAUSE OF ACTION (WRITE A BRIEF STATEMENT OF CAUSE OF ACTION, INCLUDING ALL U.S. STATUTES INVOLVED)

(1) Declaratory Relief; and
(2) quiet title

NATURE OF SUIT

(Number up to five (5) boxes starting with lead cause of action as 1, first alternative cause as 2, second alternative cause as 3, etc.)

FRBP 7001(1) – Recovery of Money/Property

- ☐ 11-Recovery of money/property - §542 turnover of property
☐ 12-Recovery of money/property - §547 preference
☐ 13-Recovery of money/property - §548 fraudulent transfer
☐ 14-Recovery of money/property - other

FRBP 7001(2) – Validity, Priority or Extent of Lien

- ☐ 21-Validity, priority or extent of lien or other interest in property

FRBP 7001(3) – Approval of Sale of Property

- ☐ 31-Approval of sale of property of estate and of a co-owner - §363(h)

FRBP 7001(4) – Objection/Revocation of Discharge

- ☐ 41-Objection / revocation of discharge - §727(c),(d),(e)

FRBP 7001(5) – Revocation of Confirmation

- ☐ 51-Revocation of confirmation

FRBP 7001(6) – Dischargeability

- ☐ 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims
☐ 62-Dischargeability - §523(a)(2), false pretenses, false representation,
actual fraud
☐ 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny

(continued next column)

FRBP 7001(6) – Dischargeability (continued)

- ☐ 61-Dischargeability - §523(a)(5), domestic support
☐ 68-Dischargeability - §523(a)(6), willful and malicious injury
☐ 63-Dischargeability - §523(a)(8), student loan
☐ 64-Dischargeability - §523(a)(15), divorce or separation obligation
(other than domestic support)
☐ 65-Dischargeability - other

FRBP 7001(7) – Injunctive Relief

- ☐ 71-Injunctive relief – imposition of stay
☐ 72-Injunctive relief – other

FRBP 7001(8) Subordination of Claim or Interest

- ☐ 81-Subordination of claim or interest

FRBP 7001(9) Declaratory Judgment

- ☒ 91-Declaratory judgment

FRBP 7001(10) Determination of Removed Action

- ☐ 01-Determination of removed claim or cause

Other

- ☐ SS-SIPA Case – 15 U.S.C. §§78aaa *et seq.*
☐ 02-Other (e.g. other actions that would have been brought in state court
if unrelated to bankruptcy case)

☐ Check if this case involves a substantive issue of state law

☐ Check if this is asserted to be a class action under FRCP 23

☐ Check if a jury trial is demanded in complaint

Demand \$

Other Relief Sought

B1040 (FORM 1040) (12/15)

BANKRUPTCY CASE IN WHICH THIS ADVERSARY PROCEEDING ARISES		
NAME OF DEBTOR Elnaz Houshmand		BANKRUPTCY CASE NO. 2:23-bk-10272-BR
DISTRICT IN WHICH CASE IS PENDING Los Angeles Bankruptcy court	DIVISION OFFICE	NAME OF JUDGE Judge Barry Russell
RELATED ADVERSARY PROCEEDING (IF ANY)		
PLAINTIFF Tayyabeh shajariizadi	DEFENDANT	ADVERSARY PROCEEDING NO.
DISTRICT IN WHICH ADVERSARY IS PENDING	DIVISION OFFICE	NAME OF JUDGE
SIGNATURE OF ATTORNEY (OR PLAINTIFF)		
DATE 10/16/2023		PRINT NAME OF ATTORNEY (OR PLAINTIFF) Tile

INSTRUCTIONS

The filing of a bankruptcy case creates an "estate" under the jurisdiction of the bankruptcy court which consists of all of the property of the debtor, wherever that property is located. Because the bankruptcy estate is so extensive and the jurisdiction of the court so broad, there may be lawsuits over the property or property rights of the estate. There also may be lawsuits concerning the debtor's discharge. If such a lawsuit is filed in a bankruptcy court, it is called an adversary proceeding.

A party filing an adversary proceeding must also must complete and file Form 1040, the Adversary Proceeding Cover Sheet, unless the party files the adversary proceeding electronically through the court's Case Management/Electronic Case Filing system (CM/ECF). (CM/ECF captures the information on Form 1040 as part of the filing process.) When completed, the cover sheet summarizes basic information on the adversary proceeding. The clerk of court needs the information to process the adversary proceeding and prepare required statistical reports on court activity.

The cover sheet and the information contained on it do not replace or supplement the filing and service of pleadings or other papers as required by law, the Bankruptcy Rules, or the local rules of court. The cover sheet, which is largely self-explanatory, must be completed by the plaintiff's attorney (or by the plaintiff if the plaintiff is not represented by an attorney). A separate cover sheet must be submitted to the clerk for each complaint filed.

Plaintiffs and Defendants. Give the names of the plaintiffs and defendants exactly as they appear on the complaint.

Attorneys. Give the names and addresses of the attorneys, if known.

Party. Check the most appropriate box in the first column for the plaintiffs and the second column for the defendants.

Demand. Enter the dollar amount being demanded in the complaint.

Signature. This cover sheet must be signed by the attorney of record in the box on the second page of the form. If the plaintiff is represented by a law firm, a member of the firm must sign. If the plaintiff is pro se, that is, not represented by an attorney, the plaintiff must sign.